

**Thetford Planning Commission
Minutes – April 15, 2008**

Present: Liora Alschuler, Stuart Blood, Heather Carlos, Dennis Donahue, Lori Howard, Rick Howard, Kevin O’Hara

Absent: Wayne Parks (Chair)

Guests: None

7:22: Meeting called to order by Stuart Blood, Vice Chair.

7:22: Public comment: None.

7:23: Review of prior minutes: Alschuler moved to approve as amended the minutes of April 1, 2008. Donahue seconded. The vote passed unanimously.

7:25: Draft Flood Hazard Area Bylaw:

Stuart Blood thanked the working group for revising and submitting the documents: 1.) Capture Document, 2.) Addendum to Capture Document: “Draft document for PC Review, April 8, 2008; Considerations in favor of a prohibition on new building: Economic, Safety, Environment, Agriculture, Civic”, 3.) Thetford Flood Hazard Area Zoning Bylaw, draft revision”. It was noted that the final capture document and responses will be presented for public record.

The Planning Commission reviewed the Capture Document and Addendum, line by line; and the Flood Hazard Area Zoning Bylaw draft revision. The Commission discussed the process for implementing substantive changes, if any are made.

The Planning Commission discussed riparian buffers, and decided to defer the discussion for consideration in the future, under general zoning. It was noted that at that time, the Commission needs to resolve appropriate definitions of riparian buffers.

The Planning Commission completed review of the draft revision. It was noted that no substantive changes were made. The Commission discussed whether to vote now, or wait for a clean draft to vote. The Commission decided to vote at the next meeting, with a clean draft presented.

Liora Alschuler noted that she will not be in attendance at the next meeting, therefore someone else needs to add any changes made to the capture form. She will submit the current draft by email.

Liora Alschuler requested an agenda item at a future Planning Commission meeting to discuss the Planning Commission process with the Selectboard.

10:10: Discussion of public on-line access to documents: Tabled.

10:12: Reports:

a. Selectboard, regarding hearings on adoption of zoning amendments: None.

b. Other: None.

10:13: Old Business: None.

10:13: New Business: None.

10:20: Motion by O’Hara to adjourn, seconded by Rick Howard. The vote was unanimous in favor.

Respectfully submitted,

Ann Fenton, Recording Clerk, Thetford Planning Commission