

Thetford Planning Commission

Minutes – May 6, 2008

Present: Stuart Blood, Laurie Burnham (7:25), Heather Carlos, Dennis Donahue, Lori Howard, Rick Howard, Kevin O’Hara, Wayne Parks (Chair)

Absent: Liora Alschuler

Guests: None

7:20: Meeting called to order by Wayne Parks, Chair.

7:21: Public comment: None.

7:22: Review of prior minutes: Stuart Blood moved to approve as amended the minutes of April 15, 2008. Dennis Donahue seconded. The vote passed, with six in favor, and one abstention.

7:24: Parks read a letter copied to the Planning Commission, from Jeanne Fabrikant, regarding the Thetford Academy Building Project. He introduced it to the record, and commented that it is not the Planning Commission that is involved with the permitting process, but it is the Development Review Board. He noted that they also received a copy of the letter.

7:28: Capture Document Status:

Stuart Blood reported that Liora Alschuler, who is absent from the meeting, has suggested sending the document to the Selectboard, unless there are any concerns. In discussion, Commission Members did not state any objections.

Motion by Stuart Blood that the Planning Commission approve the following documents relating to the draft Flood Hazard Area Zoning Bylaw, which were posted to the Planning Commission email list on May 2, 2008, to be published and sent to members of the public who attended the hearing or made comments on the drafts:

1. Comment Resolution Document revised April 24, 2008; and
2. Regulation Considerations document revised April 15, 2008.

Heather Carlos seconded the motion. The vote passed unanimously.

Motion by Stuart Blood that the Planning Commission approve the Comment Resolution Document for the Wireless Telecommunications Facility Zoning Bylaw revised April 1, 2008, to be published and sent to members of the public who attended the hearing or made comments on the drafts. Dennis Donahue seconded the motion. The vote passed unanimously.

7:45: Flood Regulations Draft:

Motion by Stuart Blood that the Planning Commission approve the draft Flood Hazard Zoning Bylaw, revised April 27, 2008 and submit the proposed bylaw to the Selectboard. Kevin O’Hara seconded the motion.

In discussion, Heather Carlos recommended a photograph on the document cover of the Flood of 1937. The Commission agreed with the idea, but noted that for electronic access, a photograph would make the document more difficult. It was decided to make the suggestion to the Selectboard, but not include it in the motion.

The vote was seven in favor; and one abstention by Laurie Burnham who noted that she was not voting, because she just became a member of the board, and did not take part in the discussion. The vote passed.

7:50: Flood and Telecommunication Regulations Status:

The Planning Commission will send the draft Flood and Telecommunications Regulations to the Selectboard and Town Clerk, along with a cover letter, and report prepared by Chris Sargent.

7:55: Discussion of Public On Line Access to Public Documents:

In discussion, the Planning Commission agreed that they would like their documents, including the Town Plan, draft regulations, and minutes, to be available to the public. The Commission decided that the best location would be the official town website.

Motion by Heather Carlos that Dennis Donahue take over managing the Planning Commission section of the Town Website. Kevin O'Hara seconded. The vote passed unanimously.

In further discussion, Dennis Donahue noted that documents should be available by hard copy at Town Hall, in addition to the website; since not everyone has high speed internet, which can make access difficult. Wayne Parks will check with the Town Clerk.

8:00: Organizational Meeting:

Wayne Parks, Chair; and Stuart Blood, Vice Chair volunteered to continue their positions. Parks reported that he spoke with Liora Alschuler, Commission Clerk, who volunteered to continue her position. Motion by Heather Carlos to nominate Wayne Parks as Chair, Stuart Blood as Vice Chair, and Liora Alschuler as Clerk. Seconded by Dennis Donahue. The vote passed unanimously.

8:03: Vacancy:

Heather Carlos reported that, as discussed in February, she wants to resign when her position is filled, and requested that the Commission start the search now.

8:07: Zoning: How to Proceed:

Prior to the next meeting, Commission members will re-familiarize themselves with the documents: March 5 update of Thetford Zoning Regulations Draft Tracking Document, Thetford Zoning Ordinance Draft of February 6. Wayne Parks will inform Liora Alschuler, and Chris Sargent of the agenda.

Wayne Parks reported that on May 15, the Selectboard will have a Special Meeting regarding Article 20, and the process of voting for Zoning Regulations. In discussion by the Planning Commission, it was suggested that it would be useful to the Town to hear from the Planning Commission and/or the Development Review Board, regarding the current process of writing, passing, and implementing Zoning Regulations. Wayne Parks will request to the Selectboard time to speak at the Special Meeting.

8:20: Old Business: None.

8:20: New Business: None.

8:25: Motion by Stuart Blood to adjourn, seconded by Rick Howard. The vote was unanimous in favor.

Respectfully submitted, Ann Fenton, Recording Clerk, Thetford Planning Commission