

**Thetford Planning Commission
Minutes – June 3, 2008**

Present: Liora Alschuler, Stuart Blood, Laurie Burnham, Dennis Donahue, Rick Howard, Kevin O’Hara, Wayne Parks (Chair)

Absent: Heather Carlos, Lori Howard

7:18: Meeting called to order by Wayne Parks, Chair.

7:19: Public comment: None.

7:19: Review of prior minutes: Stuart Blood moved to approve as written the minutes of May 20, 2008. Kevin O’Hara seconded. The vote passed unanimously.

7:21: Zoning:

The Planning Commission continued review of the Thetford Zoning Bylaw draft, version last edited 2/6/08; and Liora Alschuler recorded resulting actions taken on the Zoning Bylaw draft and tracking document.

The Commission noted that Section 3.03, Offstreet Parking, is an item needing discussion. Stuart Blood commented that archaic standards are being used to determine parking requirements for new businesses. Dennis Donahue suggested a parking inventory of town and commercial properties, and park and rides. He commented that shared parking areas should be considered in permitting new businesses. Stuart Blood noted that the Town Plan encourages mixed use town centers, less dependent on automobiles and more pedestrian friendly. The Commission discussed that total available parking should be considered, not just parking for the permitted space in isolation; and changing the standards to guidelines, rather than minimum requirements. Laurie Burnham asked how other towns have resolved parking.

Action items discussed are: The Planning Commission will contact Chris Sargent to research parking solutions in other communities. Dennis Donahue will look for information on line regarding other communities. Wayne Parks will find out what the town of Fairlee is doing, and will ask the Zoning Administrator to poll the Development Review Board.

The Planning Commission will continue review of Article III in their next meeting. Commissioners will review Section 3.14, Existing Small Lots, prior to the meeting; and Chris Sargent will be asked to provide for the next meeting, general introductory language for Article III, so that is clear when, where and how these provisions apply and are to be enforced.

9:20: Reports:

- a. Selectboard: None
- b. Two Rivers Ottawaquechee Regional Commission: None

9:05: Selectboard Hearing – Telecommunications & Flood Regulations:

- a. Status Update on Suggested Corrections to draft: Wayne Parks will follow-up.
- b. Capture of Public Comment at Hearings: Wayne Parks will follow-up with the Selectboard.

9:33: Old Business: Wayne Parks reported that budgeted money is available for educational sessions.

9:35: New Business: Stuart Blood commented that regarding the ongoing Garey Road hearings, the Planning Commission could capture lessons about procedures. Kevin O'Hara suggested that the Commission send an open invitation to the Development Review Board to state their concerns to the Planning Commission.

9:40: Motion by Stuart Blood to adjourn, seconded by Wayne Parks. The vote was unanimous in favor.

Respectfully submitted,

Ann Fenton
Recording Clerk, Thetford Planning Commission