

**Thetford Planning Commission
Minutes – November 18, 2008 (draft)**

Present: Liora Alschuler, Stuart Blood, Dennis Donahue, Mike Fernandez (7:22), Lori Howard (7:26), Rick Howard (7:26), Kevin O’Hara, Wayne Parks (Chair)

Absent: Laurie Burnham

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

7:20: Public comment: None.

7:23: Review of prior minutes: Kevin O’Hara made a motion to accept as amended the minutes of November 4, 2008. Seconded by Stuart Blood. The vote passed, with one abstention.

7:25: Zoning:

- a. 7:25: Review of Draft Tracking Document, and Bylaws Draft: Liora Alschuler distributed a revised “Thetford Zoning Regulations: Draft Tracking Document” and requested review of the document, so that she can update the tracking document and Bylaws Draft, to reflect all the decisions made to date. The Planning Commission reviewed the drafts. They discussed whether the red lettering in certain sections of the Bylaws draft is still necessary. It was reported that Chris Sargent recommended removal of the red lettering, as not significant. It was agreed that Commission members would review the red sections for discussion at next meeting. Alschuler will post the Thetford Zoning Bylaw Draft, Version 13, dated November 18, on the Thetford Planners site.

b. Assignment Reports:

- 1.) 7:51: Stuart Blood: Planned Unit Developments: The Planning Commission discussed Stuart Blood’s memo regarding Planned Unit Developments, dated October 2, 2008. Blood explained that if the Board wants to have Planned Unit Developments, Statute requires a statement of purpose, as explained in his memo.

The Planning Commission discussed the issue that a single parcel allows for a single principle use only, with a second residence requiring a subdivision; unless the restriction is removed.

The Planning Commission discussed whether to have a unified bylaw, with zoning and subdivision together. It was generally agreed to start with zoning and consider the issue again later in subdivision. As a next step, the Commission asked Stuart Blood to research models of PUD Zoning in other towns.

- 2.) 8:45: Rick Howard: The Planning Commission discussed Howard’s memo of November 17, 2008, regarding Setbacks, addressing concerns that the current front setback might be too great, and recommending decreasing the setback from 65 feet to 40 feet. Following brief discussion, Liora Alschuler moved to make the change recommended by Rick Howard, to decrease the front setback from 65 feet to 40 feet; and to ask him to come back to the Commission with language for the rationale. Seconded by Dennis Donahue. The vote passed unanimously.

- c. 9:00: Assignment Reports were scheduled as follows:
- December 2, 2008:
 1. Ridgelines/Steep Slopes: Dennis Donahue
 2. Wetland Protection: Laurie Burnham
 3. Habitat Protection: Kevin O'Hara
 4. (If time:) District Boundary Lines: Working Group, chaired by Wayne Parks

9:04: Reports:

- a. Selectboard: Wayne Parks reported that the Selectboard approved the Planning Commission's recommendation of Mike Fernandez's application to fill the Planning Commission vacancy.
- b. Two Rivers: None.

9:05: New Business: Liora Alschuler reported that Zoning Administrator Richard Blacklow commented that the Development Review Board has time on their agenda December 9th, and invited the Planning Commission to the meeting for discussion of any issues of concern. Wayne Parks asked the Planning Commission to come up with topics by December 2nd, for discussion with the DRB on December 9th, and he will contact the DRB, and ask them to let the Commission know by the 2nd of any topics they want to discuss.

9:10: Old Business: None.

9:10: Motion by Rick Howard to adjourn, seconded by Stuart Blood. The vote was unanimous in favor.

Respectfully submitted,

Ann Fenton,
Recording Clerk, Thetford Planning Commission