

**Thetford Planning Commission  
Minutes – December 16, 2008**

**Present:** Liora Alschuler, Stuart Blood, Laurie Burnham (7:25), Dennis Donahue, Mike Fernandez, Lori Howard, Rick Howard (7:40), Kevin O’Hara, Wayne Parks (Chair)

7:15: Meeting called to order by Wayne Parks, Chair.

7:18: Public comment: None.

7:20: Review of prior minutes: Kevin O’Hara made a motion to accept as amended the minutes of December 2, 2008. Seconded by Stuart Blood. The vote passed unanimously.

7:25: Zoning:

- a. 7:25: Review of Bylaws Draft (red sections): The Planning Commission reviewed and adjusted the tracking document and the bylaws draft. Liora Alschuler recorded the changes. The Planning Commission decided to leave certain sections red in the draft bylaw, to designate that they are a work in progress. A list of questions was compiled for Chris Sargent. Stuart Blood will contact him. The new bylaw version is dated December 16, and will be posted to the Planning Commission site.

The Planning Commission discussed multi-unit housing. State Regulations require that it must be allowed for somewhere in the town zoning. The consensus was to allow as conditional use.

- b. 9:05: Issues to be addressed were assigned as follows:
  - Mobile Home Parks: Laurie Burnham
  - Continuing Care Retirement Communities: Mike Fernandez
  - Child Care Facilities: Wayne Parks
  - Site Plan Review: Liora Alschuler and Kevin O’Hara
  - Organization of Section 7, Development Review: Liora Alschuler
  - Driveway Specifications, including bridges: Rick Howard and Dennis Donahue

- c. 9:10: Assignment Reports:
  - 9:05: Ridgelines/Steep Slopes: Dennis Donahue submitted a report for the Planning Commission to review. He noted that in the Town Plan, steep slopes are a priority, but ridgelines are not as much of a priority.

9:11: Review of meeting with Development Review Board, December 9, 2008: Wayne Parks thanked the Planning Commission for attending. He commented that it was a useful discussion. Notes from the meeting will be available soon, by the Recording Clerk.

9:15: Reports (Selectboard and Two Rivers): None

9:16: Old Business: None.

9:17: New Business: None.

9:18: Motion by Stuart Blood to adjourn, seconded by Kevin O’Hara. The vote was unanimous in favor.

Respectfully submitted,  
Ann Fenton

Recording Clerk, Thetford Planning Commission