

**Thetford Planning Commission  
Minutes – March 3, 2009**

**Present:** Liora Alschuler, Stuart Blood, Mike Fernandez, Rick Howard (7:21), Kevin O’Hara, Wayne Parks (Chair)

**Absent:** Laurie Burnham, Lori Howard

**Guests:** Mike Brown, Paul Kram (8:45)

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

7:16: Public comment: None.

7:16: Review of prior minutes: Stuart Blood moved to accept as amended the minutes of February 3, 2009. Kevin O’Hara seconded. The vote passed unanimously.

No minutes for February 17, 2009 meeting, which was canceled due to lack of quorum.

7:18: Applicant for Planning Commission vacancy: Wayne Parks reported that he has received two applications for the PC vacancy. Paul Kram, applicant, will attend the meeting at 8:45. The second applicant will be scheduled for next meeting.

Mike Brown noted that there is also a vacancy on the Development Review Board.

Zoning Assignment Reports:

1. 7:22: Planned Unit Development: Stuart Blood reviewed the draft he submitted. He explained that the goal is to give incentives, such as density bonuses, to developers to develop in a way the town would prefer, such as certain building styles, preserving open land, or affordable housing. Blood noted that the draft policy uses language from Norwich, with the purpose section specific to Thetford.

In follow-up, Stuart Blood will ask the Norwich Planning Commission the rationale of their minimum size requirement. Some Planning Commission members will attend a conference on March 20<sup>th</sup> that may provide ideas regarding zoning standards.

Liora Alschuler asked the Commission to consider if PUD matches the vision of the town plan, and if there is market demand for PUD’s, before continuing to draft the policy. It was commented that if there is a market, it would be beneficial to the town. Mike Fernandez noted that product mix could be considered; to include clusters, town homes, and apartments. Liora Alschuler commented that the town plan recommends open space for recreation, but the details need to be determined.

Continued PUD discussion will be scheduled for the April 7<sup>th</sup> Planning Commission meeting.

2. 8:35: Site Plan Review: Kevin O’Hara reviewed the draft purpose statement he distributed by email February 16<sup>th</sup>. Mike Fernandez recommended additional language and offered to cross check for redundancy, to the tables in the section. The wording will be finalized at a future meeting.

3. 8:50: Steep Slopes & Ridgelines: Mike Fernandez reviewed the draft policy that he sent by email. He noted that he met with a bank, as he had offered to, regarding banking lending policies for underwriting properties with steep slopes and ridgelines; and was told that they do not have a policy. In discussion of the draft, it was commented that the Planning Commission had already reviewed and agreed on addressing steep slopes by focusing on access roads, and it was questioned whether to reopen the discussion.

9:00: Reformatting of Zoning Bylaw draft: Liora Alschuler reported that she got rates for hiring someone to reformat the draft zoning document from a consultant and Two Rivers Ottauquechee Regional Commission. Their rates were the same. She noted that, following the revisions made by Stuart Blood, there is about 8 hours of work remaining, which would total about \$300.00. Mike Brown commented that there is money available in the budget for the work. Liora Alschuler will write out a "Statement of Work" and send it to the consultant, along with the revised zoning bylaw draft.

Next Meeting (March 17, 2009) Agenda: 1.) Presentation by Li Shen, Conservation Commission Chair and Jens Hilke, Conservation Planning Biologist, Community Wildlife Program, Vermont Fish and Wildlife Department. 2.) Planning Commission applicant.

9:25: Selectboard Report: None.

9:25: Old Business: None.

9:25: New Business: Paul Kram, East Thetford, discussed his interest in serving on the Planning Commission.

9:50: Motion by Kevin O'Hara to adjourn, seconded by Stuart Blood. The vote was unanimous in favor.

Respectfully submitted,

Ann Fenton

Recording Clerk  
Thetford Planning Commission