

**Thetford Planning Commission
Minutes – May 19, 2009**

Present: Liora Alschuler, Stuart Blood, Laurie Burnham, Mike Fernandez, Wayne Parks (Chair), Ben Pershouse, Kevin O’Hara

Absent: Lori Howard, Rick Howard

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

7:21: Public Comment: None

7:22: Review of prior minutes: Kevin O’Hara moved to accept the amended minutes of May 5, 2009. Stuart Blood seconded. The vote passed unanimously.

7:25: Review of Tracking Document: Stuart Blood moved to accept the tracking document as posted. Kevin O’Hara seconded. The vote passed unanimously.

7:27: Review of Zoning Draft: Liora Alschuler moved to accept the May 6, 2009 zoning draft as posted. Kevin O’Hara seconded. The vote passed unanimously.

Zoning Assignments:

1. 7:35: Mobile Home Parks: Laurie Burnham reviewed her May 16th draft sent to Commission members. She explained that she began with the current zoning regulations, and looked at regulations from the towns of Bethel, Hartford, Norwich, and Woodstock. The following points were discussed:
 - Should mobile home parks be allowed only in residential zoning, as recommended in the town plan, or also include village residential?
 - Should the density be 8,000 square feet per lot, to be consistent with other towns and to provide affordability, walking accessibility, and environmental advantages; or 10,000 square feet per lot, as recommended in the town plan?
 - Mobile home parks could be treated as PUD’s, with higher density of 8,000 being a bonus for affordable, environmental, and resource preservation.
 - Is 15 feet between buildings enough for fire considerations, or is 30 feet required; and should this requirement include buildings such as carports? Follow up with Fire Chief was recommended.
 - Should a landscape plan be required, as with a development; in contrast to single family homes, which do not have the requirement.
 - It was agreed that parking covered under general provisions of zoning is adequate for mobile home parks.
 - Maximum size of the park should be addressed, though not referenced in other towns looked at.

Laurie Burnham will make changes to the draft, and work on a purpose statement.

2. 9:05: Wetlands: Laurie Burnham reviewed the wetlands memo that she distributed. She noted that wetlands issues are how to define/conduct an inventory, and how to regulate. For riparian banks/streams, locations are known, and the issue is how to regulate. Laurie Burnham raised the questions of whether wetlands and riparian banks should be regulated separately or together; and what would trigger a wetland review? She commented that one strategy is to require a distance for building of 300 feet from a stream/wetland on each side, for protecting habitat. Another strategy is to

allow a house to be closer than 300 feet, but not to allow paving within 300 feet of a stream/wetland. Any building within a certain amount of feet could be looked at by the DRB. It was discussed that the Conservation Commission could be asked for a recommendation on how many feet from a stream/wetland to require in the regulations, and/or could be asked by the DRB on each case for a recommendation on whether a review is needed.

The timeline for continued discussion of wetlands: June 2: Alan Quackenbush, State Wetlands office, will attend the Planning Commission meeting for a discussion of wetlands (also invite Conservation Commission). June 16: Planning Commission discussion. July 7: Milly Archer will attend the Planning Commission meeting for a discussion of wetlands regulations language.

3. Planned Unit Development: Tabled discussion of Stuart Blood's memo.

9:30: Selectboard Report: It was reported that the joint meeting with the Selectboard, Development Review Board, and Planning Commission is scheduled on the agenda of the June 1st Selectboard meeting.

9:40: Two Rivers Report: None.

9:41: Old Business, New Business: None.

9:42: 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