

**Thetford Planning Commission  
August 18, 2009 – Minutes**

**Present:** Liora Alschuler, Stuart Blood, Laurie Burnham, Lori Howard, Kevin O’Hara, Wayne Parks (Chair)

**Absent:** Rick Howard

**Guests:** None

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

7:21: Review of prior minutes: Liora Alschuler moved to accept the minutes of August 4, 2009. Laurie Burnham seconded. The vote passed, with one abstention.

7:24: Public Comment: None

7:25: Review of Tracking Document: No change

Zoning:

7:27: Mobile Home Parks, Draft Language, Final: Laurie Burnham: The Planning Commission reviewed and revised the draft. Laurie Burnham will make the recommended changes, and send text to Stuart Blood for inclusion in current version of zoning draft. Next step will be to forward to the Planning Commission and Selectboard. Laurie Burnham moved to accept the changes as discussed and which will be sent on to the Selectboard, to be considered final language for the zoning draft. Liora Alschuler seconded. The vote passed unanimously.

7:45: Wetlands, Draft Language, Final: Laurie Burnham noted that she received comments from the Planning Commission, and Conservation Commission Chair Li Shen. She noted Li Shen’s recommendation that significant class 3 wetlands be treated the same as mapped class 2 wetlands. In discussion of what would trigger wetland review, it was recommended to contact the Woodstock Zoning Administrator, regarding their building permit language. The Planning Commission discussed buffer distances, noting that class 1 wetland buffers are 100 feet. One possible criteria discussed for class 2 and 3 buffers: 50 feet or 2 times width, whichever is larger.

8:55: Wildlife Habitat and Forest Resources, First Draft: Stuart Blood and Kevin O’Hara commented that they need guidance from the Planning Commission regarding whether the goal is protection. The Planning Commission discussed whether the proposed language prohibits building in certain areas, or guides building patterns to rational solutions. Stuart Blood and Kevin O’Hara commented that there are not many situations in which building would be denied.

10:12: Agricultural Land Protection: Liora Alschuler distributed a draft purpose statement and definitions, which she will post to the Planning Commission website. She will take comments, and integrate them into a draft; then get together with the working group to draft standards for discussion at the next meeting.

10:20: Assignments: Village Character: Liora Alschuler volunteered.

10:21: Timeline update: 9/1/09 meeting: Wetland/Riparian Buffers, final draft; Wildlife Habitat/Forest Resources, final draft: Agricultural Land, first reading.

10:25: Reports: Selectboard, Two Rivers: None.

10:26: Old Business:

- Town Newsletter: For the September newsletter, Wayne Parks will submit a note regarding Planning Commission vacancies; and for the October newsletter she will draft a report of Planning Commission activities.
- Planning Commission vacancies: Stuart Blood will post the vacancies on the Town Listserve.

- Town Plan 2012: Wayne Parks will include the item on an upcoming agenda, for discussion. It was noted that the Selectboard wants to have involvement with the process.

10:29: New Business: None

10:30: Motion by Stuart Blood to adjourn, seconded by Laurie Burnham. The vote was unanimous in favor.

Respectfully submitted,

Ann Fenton  
Recording Clerk, Thetford Planning Commission