

**Thetford Planning Commission  
September 15, 2009 – Minutes**

**Present:** Liora Alschuler, Stuart Blood, Rick Howard (7:30), Kevin O’Hara, Wayne Parks (Chair)

**Absent:** Laurie Burnham, Lori Howard

**Guests:** Skip Brown (7:15-7:45), Nikko Horster (8:25-9:27), Donna Walter (8:25-9:27)

7:20: Since there was not a quorum, the Planning Commission decided to start with public comment, prior to calling the meeting to order.

Public Comment: Skip Brown, Lake Fairlee Association, requested that the Planning Commission consider including in the zoning regulations, buffer requirements of at least a couple of feet. He referenced a guide book published by UNH, titled “Landscaping at the Water’s Edge: An Ecological Approach.” In discussion of how to regulate, it was commented that the proposed regulation would only apply to existing, undeveloped lots; not developed lots.

7:45: Meeting called to order by Wayne Parks, Chair.

7:46: Review of prior minutes: Stuart Blood moved to accept as amended the minutes of September 1, 2009. Liora Alschuler seconded. The vote passed unanimously.

8:00: Correspondence:

1. Announcement: Two Rivers Ottauquechee Regional Commission Conference, being held at Thetford Town Hall, Tuesday, September 29, 7-9 pm.
2. Announcement: Connecticut River Water Resources Management Meetings: September 15, November 23 (7:30 pm, @ Rivendell).

8:05: Review of Tracking Document: Kevin O’Hara moved to accept the tracking document which was posted on September 2<sup>nd</sup>. Stuart Blood seconded. The vote passed unanimously.

8:10: Review of Zoning Draft: Tabled

Zoning:

8:10: Wetlands, Final, Laurie Burnham: The Planning Commission reviewed the document. In discussion, it was asked if the proposed regulations go beyond state regulations, and what restrictions there would be on farming. Wayne Parks volunteered to be added to the working group.

8:24: Riparian Buffer 1<sup>st</sup> Draft, Laurie Burnham: Tabled.

8:25: Agricultural Land Protection, 1<sup>st</sup> Draft: Liora Alschuler, Lori Howard, Rick Howard. Liora Alschuler reviewed the distributed draft. In discussion, it was commented that in an effort to preserve agricultural land, it might help to identify what agricultural land is most threatened; and it was noted that certain land is regulated separately, including floodplain, conserved and village. The working group will submit a second draft of the regulation for the next meeting.

9:48: Wildlife Habitat and Forest Resources, Final Draft, Stuart Blood, Kevin O'Hara: Tabled.

9:55: Village Character Definition, Liora Alschuler reviewed the draft definition, as distributed. The Planning Commission agreed with the new wording. Liora Alschuler will write a first draft.

10:00: PUD Standards- Affordable Housing. Liora Alschuler: In discussion of criteria, it was suggested to research with Twin Pines, and to look at Norwich's regulations.

10:20: Time Line: Reviewed.

10:23: New Town Plan- Discussion of Time Line: Tabled.

10:24: Assignments for next meeting (October 6, 2009):

- Wetlands/Riparian Buffers: Final draft, further discussion: Laurie Burnham
- Wildlife Habitat/Forest Resources: Consider again, vote
- Agricultural Land: Second Draft: Liora Alschuler, Lori Howard, Rick Howard
- Affordable Housing: First Draft: Liora Alschuler
- Signs: Need to assign a volunteer at next meeting

10:30: Reports:

- Selectboard: Following brief discussion, Liora Alschuler moved to request that the Selectboard change the official membership of the Planning Commission to seven. Kevin O'Hara seconded. The vote passed unanimously.
- Two Rivers: Report above, under correspondence.

10:34: Old Business: None.

10:34: New Business:

- Liora Alschuler noted that she would draft an entry for the town newsletter, as discussed at prior meetings.

10:35: 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