

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

Present: Liora Alschuler, Stuart Blood, Kevin O'Hara, Wayne Parks (Chair)

Absent: Lori Howard, Rick Howard

Guests: Li Shen(7:15 – 9:15), Bill Bridge (7:30 – 10:15), Dan Grossman (7:15 – 10:30)

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

7:21 Since it was his turn, Wayne Parks agreed to take the minutes.

7:23 Review of prior minutes: Stuart Blood made a motion to accept the minutes as corrected, seconded by Liora Alschuler. Motion passed unanimously.

7:29 Review of tracking document: A motion by Stuart Blood to accepted the changes as made was seconded by Kevin O'Hara. Motion passed unanimously.

7:30 Review of zoning draft: No changes were made so no action was taken.

Zoning

7:32 Disturbance of Buffer Zone: A draft was presented to the Planning Commission by Li Shen. After a lengthy discussion and a number of changes, a motion was made by Liora Alschuler to accept the edited draft, seconded by Kevin O'Hara. Motion passed 4 yes – 0 no.

8:15 A discussion was held on energy efficiency as it relates to a PUD. PUD procedures were also discussed. Four points of purpose for a PUD and awarding density bonuses are: 1. Afford-ability 2. Energy Efficiency 3. Natural Resource Protection and Conservation 4. Distinct Character of Thetford Villages and Rural Area. Liora Alschuler will work on a formula for the bonuses.

9:20 Traditional Patterns of Settlement were discussed. No action was taken.

9:50 Riparian Buffers were briefly discussed. A reminder was made not to forget input from the member of The Lake Fairlee Association. Li Shen offered to submit a draft on Riparian buffers for the Planning Commission's review.

9:55 Site Plan Review: A discussion of site plan review was held and a number of helpful points were brought forward which could be incorporated into a first reading. Kevin O'Hara will work on that.

10:18 Conditional Use Discussion was postponed.

10:20 The Time Line was updated to reflect the changes needed to prepare the Agenda for the next meeting.

10:25 A discussion was held as to the topics and dates of informational seminars for the public. It was decided that the first seminar would be held on April 21, 2010 at the Town Hall. The second seminar will be held on June 16, 2010. Wayne Parks will check on the availability of the Town Hall and make the reservation accordingly.

10:30 Reports: 1. The Selectboard has been given the information on the 5 applicants for the position of Planning Commission Clerk. The Selectboard will talk to the applicants and make the final selection.
2. No report on Two Rivers.

10:35 Old Business – None

10:36 New Business – None

10:37 A motion to adjourn was offered by Liora Alschuler and seconded by Stuart Blood. The vote was unanimously in favor.

Respectfully submitted,

Wayne Parks
Acting Clerk(Hopefully for the first and last time)