

Thetford Planning Commission
November 16, 2010 – APPROVED Minutes

Present: Wayne Parks, Kevin O’Hara, Stuart Blood, Liora Alschuler, Lori Howard, Rick Howard (arr: 7:35), Dean Whitlock (Clerk)

Absent: None

Guests: Heinz Trebitz, Tig Tillinghast, Mike Pomeroy, Tamaran Goldensher, Charlie Goldensher

(Numbers below refer to agenda items)

1. Meeting called to order by Wayne Parks at 7:25 PM

2. Informational Session - Zoning By-Law Draft

Wayne Parks welcomed the guests and explained the format of the meeting. Liora Alschuler presented a set of slides that outlined and summarized the history of the process, the structure of the by-law, the sources of change, and what major changes had been made. Afterward, the meeting was opened to questions and comments from the guests. These were recorded in a table indicating who made the suggestion, the section of the bylaw involved, and the detailed comment/question, along with a column for the planning commission's final response. The comments will be presented at the formal hearing on 11/30. After the informational session, the guests left the meeting.

3. Review Minutes of 22/2/10 (9:13) - The minutes were approved with but one amendment.

4. 11/30/10 Hearing (9:13)

There was a discussion of the possible need to limit questions during the opening slide presentation if there was a large number of guest at the formal hearing. Stuart Blood reported that the warning is on the listserv archive, where it can be accessed by the public. Wayne Parks has posted copies at public places around town, and Liora Alschuler now has copies to post in her neighborhood. It has been published in the legal advertisements section of the Valley News and sent to neighboring towns. Liora Alschuler suggested posting a transaction ad in the Valley News since few people read the legal ads. There was discussion of the cost and of the appropriate schedule of inclusions. Liora moved to post the ad on Tues., 11/23 and Mon., 11/29. Kevin O’Hara seconded. Wayne Parks offered an amendment that the total cost of running the ads not exceed \$150. Kevin O’Hara seconded. Both the amendment and the motion passed unanimously.

Stuart Blood suggested that, since the hearing is also a meeting night, 20 minutes on the agenda following the hearing be set aside to discuss the questions that would be put forward at the hearing. No changes would be made to the warned draft based on this evening’s informational session, but those questions and comments would be presented at the outset of the hearing so attendees will know what issues have already been raised.

5. MPG (Municipal Planning Grant) Update

Wayne Parks reported that the application was in process. Two Rivers Ottawaquechee Regional Commission is preparing the application. After some discussion, it was decided to request a grant of \$11,000 to apply to rewriting the town plan. This would be matched by a \$14,000 grant that the town has already received for mapping wetlands. Since this is part of the planning process, it is appropriate as matching funds. Wayne Parks will check in with Tig Tillinghast, the selectboard grant maven, to make sure they are up to speed on the progress.

6. Future Time Line (9:31)

Stuart Blood will post the current subdivision regulation for the members to review informally to get a sense of the difficulty that would be involved in updating it. Since the Development Review Board is not usually as busy in the winter, they would be more available to consult on the project.

Also coming up will be the need to hand off duties to new members. Liora Alschuler suggested that the commission actively recruit new members at the hearing.

7. Letter for Town Report (9:34)

The letter for the town report is due at the end of December. Wayne Parks asked the members to please give some thought to what should be in it. He remarked that it would be nice to be able to say that the draft zoning by-law has been handed off to the selectboard for their final review and adoption.

8. Old Business: None

9. New Business: none.

The meeting was adjourned at 9:36 PM.

Respectfully submitted, Dean Whitlock, Clerk
Thetford Planning Commission