

**Thetford Planning Commission : Warned Hearing on Draft Bylaw
November 30, 2010 – APPROVED Minutes**

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

Absent: Rick Howard

Guests: Marilyn Welch Fava, Sandra Miller, Li Shen, Amy McElroy, Eric Pyle, Matthew Vinceti, Ann Lavanway, Alice Gollnick, Dana Grossman, Dan Grossman, Terry Longo, Roy Fava, Pat Fisken, Matt Fisken, Bill Bridge, Kate Cone, Scot Zens, Sean Mullen, Eric Brooks, Mike Pomeroy, and Charlie Goldensher

The hearing called to order by Wayne Parks at 7:18 PM.

Wayne Parks welcomed the guests and explained the format of the meeting. The Planning Commission members in attendance introduced themselves. Liora Alschuler then 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. Questions pertaining to the material on the slides were taken during the presentation. Afterward, the meeting was opened to questions and comments from the guests. Wayne Parks announced that written comments would be accepted by letter or email until the start of the next Planning Commission meeting, which is 7:15 PM on Tuesday, December 7.

All comments and questions were recorded in a computer spreadsheet by Liora Alschuler. The spreadsheet also includes the comments and questions collected at the informational meeting on 11/16, and will include any written comments. During the hearing, the spreadsheet was displayed to the guests so they could read what was recorded and verify that it was correct. A set of comments submitted by Heather Carlos via email was also displayed and discussed.

The question-and-answer session ended at 9:15 PM, after which most of the attendees left. Charlie Goldensher remained and scanned the draft bylaw document for other errors. The planning commission briefly discussed the extent of the comments. Two items that generated a lot of comment were the addition of "mixed use" in place of "one primary use" allowed on a lot, and the lack of a setback on the Connecticut River. The sense of the commission was that these would need to be discussed thoroughly at the next meeting.

There was also a discussion of the source of the language given in Section 1.05 regarding limits placed by state statute on the regulation of municipal facilities. Stuart Blood reported that it was taken from model language, either in a neighboring town's bylaw or provided by the Vermont League of Cities and Towns. Roy Fava had pointed out that this language was not verbatim from the statute and requested that it be corrected. This relates to the status of the recycling center and

the expressed intention of the selectboard to expand the use of the site to include gravel storage and distribution. The commission will discuss this issue further.

Liora Alschuler will sort the comments into groups based on similarity of issue and also on the relative difficulty of addressing each. Many of the comments have already been discussed in detail in regular meetings and the draft bylaw language represents a resolution worked out during those discussions.

There was a discussion on the distribution of the spreadsheet document containing the comments. Liora Alschuler will copy edit the text for readability, the commission will read them, and then approve them at the next regular meeting. They will then be posted for public access online, and a hard copy will be left with the town clerk. After the comments have been discussed and resolved, an updated version of the spreadsheet, with the commission's responses, will be prepared, approved, and posted. There were 56 comments to date. It will take more than one meeting to discuss them all. It is possible that a revised draft of the bylaw could be approved and forwarded to the selectboard at the first meeting in January.

The meeting was adjourned at 9:46 PM.

Respectfully submitted, Dean Whitlock, Clerk
Thetford Planning Commission