

**Thetford Planning Commission**  
**June 3, 2014 – DRAFT Minutes**

Present: Patricia Norton, Liz Ryan Cole, Dean Whitlock (Recording Clerk)

Absent: Kevin O’Hara, Michael Schunk

NOTE: There were not enough members present to constitute a quorum. None of the topics discussed were voted on.

Guests: Stephen Page (7:17 - 7:40)

(Numbers below refer to agenda items.)

1. Patricia called the meeting to order at 7:17 p.m. Because there was no quorum, no votes were taken.

2. Public Comment:

Stephen Page had come to offer some corrections to the section on Thetford Academy in the Education chapter, as well as make a few general comments. Stephen was on the board of Thetford Academy for a number of years, focusing on Buildings and Grounds. His corrections concerned the number of seats currently on the TA board, the “number of main buildings” on the campus, and the number of phases in the current capital project. He made comments regarding the nature of Thetford’s designation of TA as the town’s sole public high school, and how that differs from the arrangement that other sending towns have made with TA. He also made some comments regarding affordable housing, stemming from his experience as a real estate appraiser. He used the Star Lake affordable housing community in Norwich as an example to avoid for a number of reasons: too far from a village, not on a bus route, and dwellings too close together, and covenants that failed to address livability and group living. He noted that young families seeking affordable housing were better served by individual dwellings with useable yards. Patricia recorded his corrections and comments in the Comment Resolution document for later discussion.

3. Review of Minutes from the 5/20 meeting.

This item was skipped until a quorum could be present.

4. Selectboard Report: None

## 5. Town Plan (8:20)

a. Comment Resolution Document – Patricia helped Liz set up a new account in Google Drive and get access to the document. There was a brief discussion of the Education chapter corrections and comments made by Stephen Page. Liz will make changes to the draft to present at the next meeting where that chapter is on the agenda. Steve’s comments will be re-addressed at that time. The affordable housing comments applied to the Housing chapter, which is in Michael’s charge, so they were not discussed any further.

b. Introduction – Patricia noted that Patrick Kearney had created a draft of a new Introduction before he resigned from the commission. There was a discussion comparing Patrick’s draft with the Introduction in the 2007 plan. Dean noted that the sections in the 2007 plan were useful, though the detailed description of the development of the 2007 plan could be condensed into a single paragraph as part of the Background. The sense of the meeting was that Patrick’s draft could be meshed with the current Purpose section to good effect. Patricia volunteered to take on the condensing and meshing and provide a draft at a future meeting.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,  
Dean Whitlock, Recording Clerk, Thetford Planning Commission