

Thetford Planning Commission
August 5, 2014 – Approved Minutes

Present: Kevin O'Hara, Michael Schunk, Liz Ryan Cole (arr 7:24), Jessica Eaton sub recording clerk,

Absent: Patricia Norton, Dean Whitlock

Note: There were not enough members present to complete a quorum. Items were discussed but no votes were taken.

Meeting called to order 7:25 pm

Review of Minutes from 7/15 meeting. Minutes accepted as amended.

Selectboard Report: Update on East Thetford / Lyme Bridge repairs. Email from Bill Bugg indicates that NH DOT will not be closing the bridge this fall when interim repairs are made.

The selectboard has not been informed what dates the RR xing will be closed for repairs in August.

Town Plan review of comments

#32 Michael is unable to find a citation for the reference to the sustainability of harvesting enough wood from Thetford forests to supply all households heating needs.

Discussion of how to succinctly respond to questions w/o spending hours researching details.

Request for more of a statement on the environmental impact of using more fossil fuels since local nuclear is going off line.

Michael discussed using higher standards for new buildings. He referenced West Fairlee's info. Discussion of affordable housing. Norwich's should be on a bus route.

Liz did talk to Chris at Two Rivers. She will try to utilize some comments in the text of her sections. Liz will contact regional planners to incorporate them into planning with the VT / NH bridge repairs.

Energy

Michael: Solar Access Ordinance information

Good for community – for people's own protection. Complicated to implement. Who is responsible when vegetation growth or the panel shadows a neighbor's property. Obligated to build to state standards.

Energy Efficiency bullets

The energy efficiency guidelines are intended to further the following objectives:

- To promote optimal siting and orientation of new structures to benefit from passive solar gains and reduce energy usage.
- To encourage new development to build to higher energy standards above the required minimum State Energy Codes.
- To provide and protect solar access for current development planning and the right to access for

adjacent properties.

Michael will have a new draft Energy section for next time.

Roads

Kevin referenced Braintree's and Sharon's regs. Nothing found to improve our roads section.

Discussion of continued incremental subdivision on a road. Incremental build-out over time- at what point is a road widening needed and who pays? Impact Fees for each new home? Create a Capital Fund? Road creep: widening and improvements on a yearly basis as the road crew sees more traffic on a particular road.

#7 Other Business

Agenda for next time- How to get new members?

Meeting adjourned 8:22 pm

Respectfully submitted,
Jessica Eaton, substitute