

Thetford Planning Commission
September 2, 2014 – APPROVED Minutes

Present: Kevin O’Hara, Patricia Norton, Liz Ryan Cole, Michael Schunk, Dean Whitlock
(Recording Clerk)

Absent: None

Guests: None

(Numbers below refer to agenda items.)

The visit to Post Mills scheduled for 6:15 was postponed till later in the evening.

1. Kevin called the meeting to order at 7:15 p.m.

2. Public Comment: None

3. Review of Minutes from the 8/19 meeting.
The minutes were accepted as amended.

4. Selectboard Report: None

5. Subdivision: This item was deferred until a later meeting. Instead, the commissioners temporarily recessed the meeting at 7:25 p.m. in order to make the visit to Post Mills to review the pattern of development and current zoning district boundaries. The meeting was reconvened at 8:00 p.m.

6. Town Plan

a. Map – Further discussion

Patricia led the discussion, using the large zoning map and copies of the Zoning By-Law to review Table 2.1 (Uses by District) and Section 2.04(B) (Use Categories). Patricia added a new column to Table 2.1 and made notes about which uses might be Permitted, Conditional, or Not Allowed in the new type of land use district to be created. The new district type will be an intermediate area between the current Village Residential and Rural Residential district types, the goal being to restrict commercial development to a more central village core in order to discourage sprawl out from the village center and into the more residential neighborhoods along the main roads. This change will be proposed for Post Mills only in this current planning cycle but could be applied to the other villages later if conditions warranted it. The discussion covered the complete list of uses in Table 2.1 and all of the Use Categories. The current Village Residential district was not changed at this time. The new intermediate “Post Mills Unnamed” district type was not fully described, but a preliminary list of proposed uses was developed. In general, uses that were already Permitted in both Village Residential and Rural Residential were

proposed as being permitted in the new district type, but there was a lengthy discussion in almost all cases. Kevin pointed out that the development of Table 2.1 and accompanying list of Use Categories took several long discussions during the last zoning update and so did not call for a vote to accept or reject the new list. Instead, it will be discussed again at least once at a future meeting. The discussion ended with a brief review of the use categories most likely to cause sprawl. Kevin reiterated that the goal was to not allow these uses in the new district type while not removing any other permissions that the residents already had.

b. (9:25 p.m.) Discuss recent comments - deferred to a later meeting.

7. New members - recruitment plan

There was a brief discussion of the recruitment post Patricia had made on the town listserve instead of the Planning Commission listserve. All agreed that the arguments were persuasive and suggested that she repost them one at a time as originally planned.

8. Other business - none

The meeting was adjourned at 9:29 p.m.

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