

Thetford Planning Commission
August 4, 2015 – APPROVED Minutes

Present: Kevin O’Hara, Patricia Norton, Michael Schunk, Liz Ryan Cole (7:54), Dean Whitlock (Recording Clerk)

Absent: None

Guests: None

(Numbers below refer to agenda items.)

1. Kevin called the meeting to order at 7:18 p.m.

2. Public Comment: None

3. Review of the minutes from 7/21/15
The minutes were accepted as amended.

4. Selectboard Report: None

5. Town Plan Discussion

a. Follow-up and map discussion

Patricia referred the group to the latest revision, version 9.4, which she had emailed to the Planning list serve on 8/4. She noted that the changes made at the last meeting had been inserted, along with the photos and captions, and that there are a few new and outstanding comments by the editor to discuss and resolve. The editor’s suggestion to copy all of the Goals, Policies, and Recommendations, by chapter, in an appendix was postponed till further discussion after the Selectboard’s review. In the Forward, new language was inserted to clarify the audience to which the plan was directed. The paragraph about the best way to compare the new plan to the previous plan was moved to follow the descriptions of the chapters. Patricia then went down through the document and the comments were discussed in order. Most of the comments were resolved after brief discussion. Some text about child care had been moved from the Facilities Chapter to the Education Chapter. All of that text and the Goals, Policies, and Recommendations that went with it were reviewed, along with the other Goals, Policies, and Recommendations in the chapter to be sure that everything was in the right place and was consistent in style and meaning.

There was a long discussion of the wording for a policy regarding how developers should consider the effects of their new developments on child care needs in the town, with side discussions about exclusionary zoning and the ways that the Town Plan affects the Subdivision Regulations. All of the outstanding comments were resolved. Patricia will forward these final changes to the editor to be inserted.

Moving on to the maps showing proposed land use area changes in Post Mills and Thetford

Hill, Dean referred the group to the new revisions of the maps, which he had emailed to the Planning list serve on August 3rd at 9:00 p.m. The group discussed a suggestion from Chris Sargeant of the regional planning commission to move all of the district boundaries to not include any conserved areas; however, the group decided that that would make the maps more confusing. After a long discussion of the new boundary proposed in Thetford Hill, it was decided that the new village boundaries in both of the districts being changed should follow the current property lines as much as possible. Dean will adjust the maps. A discussion of the text description of the changes and the reasons for making them led to some minor changes in the wording. Dean will make these changes and send the files to Patricia to insert into the Town Plan.

b. Other - Final approval of the draft Town Plan will be made at the next meeting. Because of vacation schedules, there will not be a quorum present on the regularly scheduled third Tuesday of August, so the next meeting will be held on Tuesday, August 25th instead.

6. Subdivision (9:25) - deferred to the next meeting due to the late hour. Dean will resend the most recent subdivision document to the Planning list serve so that the group can be sure they are reviewing the correct revision before the next meeting.

7. Other Business

Kevin reported that he had received detailed information about the Village Centers program. The regional planning commission has explained that, in order for the Town to take part in the program, we must discuss it in the Town Plan and clearly indicate our intent to apply for Village Center designation. The Planning Commission meeting of October 6th was proposed for a presentation from the state and regional planning commission about the Town Centers program. We will host and invite the full Selectboard to attend.

The meeting was adjourned at 9:45 p.m.

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