

**Thetford Planning Commission  
September 15, 2015 –Minutes**

Present: Kevin O’Hara, Jason Crance, Liz Ryan Cole (7:28), Jessica Eaton, Patricia Norton (serving as recording clerk)

Absent: Michael Schunk, Dean Whitlock

Guests: Jessica Eaton (Selectboard Liaison), Jamie Thaxton (soon-to-be Planning Commission member)

(Numbers below refer to agenda items.)

1. Kevin called the meeting to order at 7:17 p.m.
2. Public Comment: none
3. Review of the minutes from the 9/1/15 meeting – minutes accepted as amended
4. Selectboard Report – best if PC comes to a Monday selectboard meeting
5. Town Plan
  - a. Patricia has updated the spreadsheet for comments, "Comments on Drafts 2014/2015", still on Google Docs; now shared with Jason & Jamie. The background for comments which are resolved is pale purple; comments with white backgrounds have not yet been dealt with. Copies of Town Plan are being delivered to Selectboard, Zoning Administrator Mary Ellen Parkman, and TRORC for comments. Patricia also sent the latest draft to the town plan listserv to be sure we’re all up-to-date.

Description of the approval process followed.

6. Subdivision
  - a. Nothing further on roads; we will discuss on October 20<sup>th</sup> meeting with Mary Ellen Parkman in attendance.
  - b. Follow up open space

Kevin: open space clauses have been sent to Sean Mullen, Mary Ellen Parkman, and Tim Taylor for comment. Sean impression: Can’t imagine town wanting open space from developer. Doubt we’ll have development on that scale. No objection to inclusion, unless Selectboard sees it as potential requirement for maintaining open space which could be a burden on town.

Following extensive discussion, the open space section was reworded with care for clarity.

Subdivision regs will be reviewed with Mary Ellen Parkman on the 20<sup>th</sup>; if there is meeting time after Richard Amore on October 6th, we may review language from tonight.

9:25 7. Other Business –

Richard Amore will come on Oct. 6th to present before the Planning Commission, He would like to come earlier and do a tour around our boroughs to get the lay of the land in Thetford so he can determine what makes the best sense in moving forward on village centers. Patricia will contact Libby Chapin to finalize details & send them to the PC.

Adjourn

Liz moved to adjourn; Jason seconded; meeting was adjourned at 9:28.

Respectfully submitted,

Patricia Norton, substitute Recording Clerk, Thetford Planning Commission