

**Thetford Planning Commission
December 6, 2016 – APPROVED Minutes**

Present: Kevin O’Hara, Jamie Thaxton, Liz Ryan Cole (7:49), Dean Whitlock (Recording Clerk)

Absent: Jason Crance, Michael Schunk

Guests: Jessica Eaton (7:38 – 8:45)

(Numbers below refer to agenda items.)

1. Kevin called the meeting to order at 7:38 p.m. Liz Ryan Cole was expected but running late, so there wasn’t a quorum at this time.

2. Public Comment: None

3. Review of the minutes for the 11/15/16 meeting - Postponed until Liz’s arrival.

4. Selectboard Report - Postponed until Liz’s arrival.

5. Town Plan

Update and discussion – focus on Comment Resolution Document.

Jamie projected the Comments Resolution Document onto the wall so all present could follow along. The discussion began by revisiting comment #145, regarding the recommended area for buffers around a vernal pool. Jamie had prepared rewritten text. Dean and Kevin reviewed it with him and made a few editing suggestions. Jamie also reported that he had collected the necessary citations on endangered species but needed to insert them. He will finish that by the next meeting.

Liz arrived at 8:49 p.m. so there was now a quorum. The discussion of the vernal pool language was continued. Jamie moved to insert the rewritten vernal pool text into the Town Plan, replacing the original version. Liz seconded the motion. It passed unanimously.

4. Selectboard Report (7:50)

Jessica reported that the Selectboard had discussed the changes to the laws regarding siting of energy projects (solar arrays, etc.). The regional planning commission (TRORC) has stepped up to help us write the necessary text about this for the Town Plan.

3. Review of the minutes for the 11/15/16 meeting.

The minutes were accepted as amended.

5. Town Plan (continued)

Kevin reported that he had been contacted by Pril Hall, who provided him with an updated description of the Town Nurse program. It has been finalized and a nurse has been hired, so the original language in Chapter 4 (Facilities, Services, and Utilities) describing the proposal needs to be replaced. Kevin said that the commission also should consider adding a recommendation that showed support for continuing the program. In addition, there was a description of the Town

Nurse proposal in Chapter 2 (Housing) which needed to be updated or replaced with a reference to the language in Chapter 4. The new language was discussed and accepted. A recommendation was drafted. It was decided to remove the language from Chapter 2 and insert only the reference. Kevin moved that the new text and recommendation, along with the changes to Chapter 2, be sent to the copy editor to incorporate into the new revision of the Town Plan. Liz seconded. The motion passed unanimously.

There was also a comment noting that there was now a pediatrician's office in East Thetford that could be added to Services section of Chapter 4. Kevin said that changes of this sort were occurring frequently enough that it would be impossible to incorporate them all. It was decided not to include the pediatrician's office in this version of the Town Plan.

Dean reported that he had rewritten the narrative section in Chapter 5 (Natural Resources) about development on slopes, as discussed in the previous meeting. He had emailed the new language on December 1. There was a brief discussion of the changes and one change made to the new version. Dean pointed out that the new version does not require any changes to the Recommendation about development on slopes. Dean moved to accept the new language and forward it to the editor be inserted into the next revision of the Town Plan, replacing the original language. Liz seconded. The motion passed unanimously.

Jessica Eaton handed out a proposal regarding management of the Treasure Island property and then left the meeting (8:45). There was a very brief discussion of the need for restructuring the Town's management of the property.

There was a brief discussion on the narrative, policy, and recommendation involving beaver habitat. The text was revised slightly to match the text and use the phrase "should consider."

There was a longer discussion about the recommendation under groundwater that supports "land-banking" property to be used for wells in the future. Dean said that the term "land banking" was not defined or used anywhere else; there is no support in the narrative. Kevin noted that the text came from the current Town Plan as is. There would need to be text added that introduces the concept in order to support the recommendation.

6. Other Business (9:25)

Dean reported that Dee Gish of the regional planning commission had sent an email on November 29th announcing that there would be an information and training session about the energy siting regulations in Act 174 on the following evening (Dec. 7) in Hartford. Kevin said that the regional commission was already on board to help us draft language about siting in this round of changes.

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

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