

**Thetford Planning Commission
February 21, 2017 – APPROVED Minutes**

Present: Jason Crance (Acting Chair), Jamie Thaxton, Liz Ryan Cole, Dean Whitlock (Recording Clerk)

Absent: Kevin O'Hara, Michael Schunk

Guests: Jessica Eaton

(Numbers below refer to agenda items.)

1. Jason called the meeting to order at 7:24 p.m.

2. Public Comment: None

3. Review of the minutes for the 2/7/17 meeting
The minutes were accepted as amended.

4. Selectboard Report – Jessica reported that the letter regarding the Braley Farm solar project had been signed and sent to Dori Wolfe. An item on the Town Report Warning regarding the Senior and Affordable Housing project in East Thetford was receiving some opposition from site neighbors due to septic issues. Jessica asked the commissioners what they each felt personally about the Town hiring a third full-time police officer. There was a brief discussion of the issue but the members present said they would need to see the write-up and statistics in the Town Report before forming an opinion.

5. Town Plan

a. Follow up assignments – None.

b. Update and discussion – focus on Comment Resolution Document.

The discussion resumed at comment #184. The comment referred to the Goals in the Scenic Resources chapter and asked what was meant by the term “aesthetic heritage” as a concept, particularly in regard to subdivision regulations. After a long discussion, it was decided to reword and combine the two goals to read, “Preserve enough of our scenic resources so that the things we most admire about the way our town looks today will still be recognizable to future generations.” The term “Scenic Resources” is clearly defined on the first page of the chapter.

Comments #185 and #186 referred to Chapter XII, Relationship of This Plan to the Region. The first was a question from the Zoning Administrator asking if the references to the plans of the adjoining towns were up to date. The second pointed out an apparent error in the number of towns referred to. Jamie said he would look up the adjoining town plans to see if any had been updated since this chapter was written. After reviewing the text, it was decided to reword it to clarify how many towns were being referred to and for what reasons.

Comment #187 referred to the discussion of vernal pools in the Natural Resources chapter. It was resolved by the changes made to resolve comment #108.

Comment #188 referred to wildlife corridors and was resolved by the changes made to resolve comment #155.

Comment #189 was noted as not requiring a specific change.

Comment #190 referred to development on sloped land and was resolved by the changes made to resolve comment #152.

Comment #191 referred to the scope of the Town Plan and the number of goals. It was noted to be addressed during the next 5-year update.

Comment #192 was created, based on an email from Dori Wolfe referring to a solar array project on Quinbeck Road and requesting that a specific change be made to the Town Plan regarding this array. The request for specific language about this one project was declined. A more general change had been made earlier to deal with the new state rules regarding energy production projects, and this project should be adequately supported by the change.

Jessica Eaton left the meeting.

Next steps: Dean will review the master list of changes to make sure all of the changes are included and then send it to the copy editor. When she has finished updating the text to produce a final draft, the commission will vote to accept it and pass it along to the Selectboard for their review and approval (which will include public hearings). Dean proposed that the next meeting agenda include a discussion of the recommendations to make to the Selectboard when the approved version is handed off to them. He said Kevin should be present for that discussion, and the others agreed. Jason suggested that Michael Schunk also be included by via phone.

6. Other Business (8:45)

Jason pointed out that the next meeting would conflict with the voting on March 7. Liz noted that she would be out of town and not able to attend. Dean suggested the Latham Library. Jason said he would contact the Librarian to make arrangements.

The meeting was adjourned at 8:50 p.m.

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