

**Thetford Planning Commission  
February 21, 2018 – APPROVED Minutes**

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

Absent: None

Guests: None

(Numbers below refer to agenda items.)

1. Jason called the meeting to order at 7:25 p.m.

2. Public Comment: None

3. Review of minutes from the 1/23 meeting.  
The minutes were accepted as amended.

4. Selectboard and Town Plan Report

Selectboard Report: None

Town Plan Report: Dean reported that the Selectboard still needs to approve the wording on the changes that they had drafted. Marty Moses was going to get that done as soon as possible and would then forward the document to the Planning Commission. It didn't appear that it would happen before Town Meeting.

5. Subdivision

Dean reported that he had sent an inquiry to the editor, asking for a time and cost estimate. She had been slow to respond but said she would send an estimate. He is waiting for it to arrive and will send a reminder.

6. Review of AVCC Grant Opportunities

Jason received information via Kevin O'Hara about grants available from the Association of Vermont Conservation Commissions. Grants range from \$200-\$600, for such activities as developing a forest management plan or building hiking trails. The deadline is April 13. After a brief discussion, it was decided that Jason will pass the information along to the co-chairs of the Town's Conservation Commission.

7. Discussion of Town Plan and Selectboard Draft Changes

Continuation of the Town Plan report begun in item 4 above.

Bill Huff sent an email with three attached documents that he thought would help the Planning Commissions in their development of the Town Plan. He wrote that his review led him to conclude that many of the goals and policies in Chapter 5 of the current Town Plan draft did not meet the guidelines. Two of the documents provided by Bill related to the JAM Golf case. That case addressed the specificity of zoning bylaws of the City of Burlington. It did not address the Burlington Town Plan. The Planning Commission also received an email from Li Shen to that effect. Jason said those documents would become helpful when the Planning Commission

began their next update of the Zoning Bylaws. He added that he had briefly reviewed the documents and agreed that Li's assessment was generally correct. He also said he had randomly sampled ten or so goals and policies in the full draft plan and found them to be closer to a set of "good language" examples in the document Bill had supplied. All agreed that these guidelines would be helpful in our continuing work on the Thetford Town Plan.

#### 9. Task List Update

Sue Fritz, one of the co-chairs of the Conservation Commission sent an email to say that she has familiarized herself with the online BioFinder and resource maps supplied by the Two Rivers Ottawaquechee Regional Commission (TRORC), with an eye toward creating the new maps required to go with the Forest Block language. The maps need to be updated to show the location of the blocks and any connectors between them. She offered to get together with Dean or other members of the Planning Commission to help develop the maps. Dean said he had replied to thank her and also invite her to a regular meeting. Jason reported that he was playing phone tag with our contact at TRORC and would welcome Sue's help. He will contact her about the AVCC grants and bring this up at the same time.

Jason said we also had to prepare to include the enhanced energy plan as soon as it is completed. Jason will contact that subcommittee to give the commission's thanks for their tackling the job and to get an update on their expected completion date.

We can't schedule other tasks until we are ready to warn a hearing about the Subdivision Regulations and receive the Town Plan changes from the Selectboard.

#### 10. New Business

Liz pointed out that she will be leaving soon for several weeks, during which two regularly scheduled meetings will take place. However, with her gone, there won't be a quorum. There was a discussion about finding new members. The commission is still 3 members short of the seven required members, and the Selectboard has not been able to find volunteers. Jamie and Liz will get together to make a pitch to the attendees at Town Meeting.

The meeting was adjourned at 8:27 p.m.

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