

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

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

Absent: Jason Crance

Guests: None

(Numbers below refer to agenda items.)

1. Jamie (acting Chair) called the meeting to order at 7:23 p.m.

2. Public Comment  
None

3. Review of the minutes from the 8/7/18 meeting.  
The minutes were accepted as amended.

4. Selectboard Report  
None

5. Review and modify Town Plan draft based on Selectboard and TRORC comments

The review began with a discussion of the sample Forest Block language provided by the regional planning commission in an email on March 27. The sample was taken from the Tunbridge Town Plan. There are a number of ways in which the language is not suitable for Thetford; however, sections of the language, or close approximations, are already in the Natural Resources chapter in the Thetford Town Plan. Jamie said he would compare the two documents side by side before the next meeting and come up with proposed changes/additions, including Goals, Policies, and Recommendations. Where there is overlap between the two documents, he will mention only once, while where there is new proposed language we will discuss what is appropriate to incorporate; for example, rather than the suggested language that the town intends to protect deer yards, we might propose a study of deer yards to determine which ones, and how many, should be protected. David offered to help. A few minutes was spent scanning the Thetford chapter to see where the language would best fit in; the sections on Forests and Wildlife were the best fit.

The final sections of the chapter's recommendations concern *Air Quality*, *Natural Light and Darkness*, and *Noise*; however, there are no narrative sections to support the recommendations. The revised chapter provided by Li Shen does not include those narrative sections either. The members discussed whether there was a need for lighting or noise ordinances in Town, as suggested in the Policies and Recommendations for these topics. The Zoning Bylaw standards only mention these issues during the subdivision process. It was agreed that such ordinances should be explored further so supporting narrative will be necessary. Policies were either deleted or redrafted to increase clarity. Regarding noise, Liz suggested narrative along these lines: The

traditional definition of noise is “unwanted or disturbing sound”. Sound becomes unwanted when it either interferes with normal activities such as sleeping, conversation, or disrupts or diminishes one's quality of life. Dean said he would contact Li to see if she has an original draft with narrative sections on air quality, light, and noise and would prepare draft narrative language for the next meeting.

Liz raised a question regarding how conserved lands, specifically those in Current Use, are appraised and how that affects the town budget. None of the members knew, so she said she would ask the Listers and report back at the next meeting.

6. Discuss Town Plan revision schedule

The next meeting will be held on Tuesday, September 4<sup>th</sup>, the day after Labor Day.

The meeting was adjourned at 9:11 p.m.

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