

**Thetford Planning Commission  
December 4 2018 – APPROVED Minutes**

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

Absent: Jason Crance, Liz Ryan Cole

Guests: None

(Numbers below refer to agenda items.)

1. Jamie called the meeting to order at 7:20 p.m.

2. Public Comment

None

3. Review of the minutes from the 11/20/18 meeting.

The minutes were accepted as amended.

4. Selectboard Report

None

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

Dean used a projector to display the most current revision of the draft Town Plan, which he had created since the previous meeting. All of the tracking has been removed, except for a few comments that still remain to be addressed. The review began at the beginning of the document and went from comment to comment to determine how to deal with each one.

The two goals in the Housing Chapter were repeated at the start of the chapter's narrative. In the two other cases where this arrangement had been used, the commission had decided to remove them, since they repeated what was already in the goals, policies, and recommendations section. They were removed here as well.

David will update the pie charts in the Housing Chapter so the actual value of each slice is readily apparent. He may switch to bar charts. He will also confirm or delete an accompanying sentence in the narrative about a housing shortage.

Jamie will find the data to support another Housing sentence that relates average wages in Thetford to affordable housing.

Dean will update the table about facilities for elders using the data previously sent.

Notes were added to clarify the statements about challenges in the Education chapter.

Dean will update Figure 8 on number of Business Establishments. Jamie will send the necessary link to resources showing the new numbers.

Recommendation 3 regarding Trails (Facilities chapter) was reworded.

The status of the Montague Dam has not changed.

Natural Resources, Figure 12: Thetford Agricultural Area and Soils is to be updated by Liz.

Natural Resources, Recommendations 1& 2 were reworded.

Recommendation 2, under All Waters, is duplicated by a similar recommendation in the Flood Resilience Chapter. The commissioners decided it was appropriate to leave both recommendations as is, since they were differently worded and applied to both areas of planning.

Jamie will update the narrative to include support from Act 199 for Recommendation 6 under Groundwater and Aquifers.

Dean will copy Policy 2 under Agricultural Lands to the Economic Development chapter.

Jason will find updated data for Figures 19 and 20, which Dean will then insert into the tables.

Dean will confirm that every mention of the full name of TRORC has the required hyphen

The commissioners will get updated data to Dean as soon as possible so he will be able to make all of the necessary changes before the next meeting. At that time, the commissioners will vote to approve the revision and send it to Kevin Geiger at the Two Rivers-Ottawaquechee Regional Commission for his review.

## 6. Other Business

Dean referred the commissioners to an email that Dori Wolfe of Wolfe Energy LLC had sent on November 15. The email contained a description of an expansion, to the already approved TSCS solar-power array, to be located on Godfrey Road. She was requesting the Planning Commission and Selectboard to send letters of approval so the project could proceed. After review the description and comparing the plan for the site with the Land Use maps prepared for the draft Town Plan and with Google Maps, the commissioners decided that the site bordered Zebedee Brook, which had flooded at various points along its length on July 1, 2017. Dean said he would reply to Dori to confirm that the possibility of flooding had been considered and that the Agency of Natural Resources had already signed off on the location. The letter of approval would be signed and sent to her as soon as she was able to reply with that confirmation.

The next meeting will be held on the usual third Tuesday, December 18<sup>th</sup>.

The meeting was adjourned at 9:18 p.m.

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