

TOWN OF THORNTON
PLANNING BOARD

Approved on: 9/19/2013
PB Initials: TBP
Rec'd by Town Clerk on: 26 Sept 13
Town Clerk Initials: JG

PLANNING BOARD MEETING MINUTES
September 3, 2013

CALL TO ORDER:

T. Phillips called the meeting to order at 6:00pm.

ROLL CALL:

The following members/alternates were present:

T. Phillips, Chairman	S. Babin, Vice Chairman	F. Freeman	C. Piantedosi
G. Kimball	R. Gilman/Alternate	F. Gunter/Alternate	

The Board reviewed the TZO Second Draft 08-30-2013 document submitted by G. Coogan and made the following comments to be submitted back to G. Coogan for his review:

1. Page 3, Article II Qualifying Acreage or Qualifying Lot Area: The Board determined to use following definition: Qualifying Lot Area means the land area used to satisfy the density requirements (one acre per dwelling), but said land area shall not include wetlands, floodplains and slopes over 35%. In a Cluster Development the qualifying lot area must be contiguous, but not necessarily with each lot within the development.
2. Page 3, Article II Structure: Add the word "placed" so the definition reads, "that which is built, constructed or placed with a fixed location on the ground or..."
3. Page 4 Article III, A. Zoning Map and Zoning District: Planning Board Alternate, R. Gilman stated he would visit the town office the next day to review the zone descriptions against the zoning map to confirm the descriptions are accurate.
4. Page 5, Article IV: This Article will become the Table of Permitted Uses listing all zone districts and all uses. (We keep referring to the table used in the Town of Alton Zoning Ordinance.)
5. Page 5, Article V: This Article will become the Table of Dimensional Requirements for each zone. The two odd items listed under the Recreational Zone West will be included by attaching a footnote to the Table of Uses.
6. Page 6, Article X: This will become Article VI General Provisions.
7. Page 6, Accessory Dwelling Units: Under 1. Purpose change the word "will" to "may" so it reads, "These units may help improve Thornton's inventory of affordable housing."
8. Page 6, Accessory Dwelling Units: Remove the paragraph #2. (It was determined that it is well stated in paragraph #1.)
9. Page 7, Accessory Dwelling 4.: no more than 35% of the heated and finished floor area of the original dwelling unit not to exceed 750 sq. ft.

The Board halted the review of the 08-30-2013 Draft on page 7 Accessory Dwelling #4.

The Board discussed what areas G. Coogan should move forward on regarding the updating of the Zoning Ordinance.

The Board determined that the section on Junk Yards did not need review.

The Board determined that G. Coogan should begin to develop a Section regarding Special Exceptions to describe when it may be possible for a prohibited use to exist in a zone without obtaining a variance from the Zoning Board of Adjustment.

R. Gilman and G. Kimball indicated they would be available on Thursday, September 12, 2013 at 3:30pm to meet with G. Coogan to conduct a tour of the Town of Thornton and share a bit of the history of the town.

At 8:35pm the following motion was made:

MOTION: "To adjourn."

Motion: S. Babin

Seconded: G. Kimball

Discussion: None

Motion Passes: 5– Yes, 0 – No

Respectfully submitted by:

Nancy Decoteau, Planning Board Assistant

Approved on: September 19, 2013