

**TOWN OF THORNTON PLANNING BOARD MEETING MINUTES
October 20, 2011**

The Thornton Planning Board met and held a public hearing on
Thursday, October 20, 2011 7:00 PM at the Thornton Town Hall.

Board Members present: Bart Dutto, Chairman, Selectman David Joyce,
Sandy MacIntosh, Carolyn Piantedosi, Gloria Kimball, Frank Freeman,
Russell Gilman, Dennis Day and Fred Gunter.

Board Member Tyler Philips was not present at this meeting.

Staff present: Clint Rand, Planning Board Assistance
Marianne Peabody, Secretary

Public Present: Please see attached sign in sheet.

At 6:01 PM Chairman Dutto opened the meeting with the Pledge of Allegiance.
Clint Rand, Planning Board Assistant was introduced to the Board Members and
welcomed.

Chairman Dutto thanked Board Member Frank Freeman for filling in as Chairman
in his absence.

Board Member Sandy MacIntosh arrived at the meeting a few minutes late and
recited the Pledge of Allegiance before the Board.

Chairman Dutto requested the Secretary to update the Board Member List.

Regular Business

The minutes of the September 22, 2011 meeting were reviewed by Board
Members.

Motion

A motion was made by Board Member Frank Freeman to accept the meeting
minutes of September 22, 2011 as amended. Seconded by Carolyn Piantedosi.
Voted 7-0 Motion passed.

Chairman Dutto designated Alternate Board Member Russell Gilman as a voting
member this meeting.

Board Member Gloria Kimball submitted a newspaper clipping regarding the Fire Sprinkler Bill veto override. Concord – The House voted to override the veto of a bill that bars requirements that fire sprinklers must be installed in new one and two family homes. The 266-61 vote on Senate Bill 91 means that towns cannot put in place ordinances requiring the sprinklers in new homes, and they cannot enforce existing requirements in mobile homes.

Old Saw Mill Properties PID 11-01-33 (19) Lots – Conditional Approval, Final
Selectman Joyce recused himself from the Board and took his seat with the public. Alternate Board Member Dennis Day stepped on the Board as a voting Member. Keith MacNamara, Developer present. No abutters present. After discussion the Board agreed to take this subdivision off the monthly agenda until all State Approvals are received, and the covered bridge complies with all Keach-Nordstrom Associates Inc. requirements.

Motion

A motion was made and seconded to remove Old Saw Mill Properties from the monthly agenda until all State Approvals are received and the covered bridge meets Keach-Nordstrom Associates conditions. (Planning Board Engineering Firm). When Old Saw Mill Properties is placed back on the agenda all abutters will be notified by certified mail return receipt. Voted 7-0 Motion passed.
Developer Keith McNamara was handed invoice #202770 in the amount of \$1,185.00 for services rendered from Keach-Nordstrom Associates, Inc. It is the developer's responsibility to pay directly to the Planning Board Engineer.

Doris O'Brien, 2479 NHRT 175, PID 06-09-30 (2) Lot Subdivision Conditional Approval, Final

John March, Surveyor presenting plan. No abutters present. The plan is in order. Waiting for State Driveway Permit. Board Members agreed to vote this subdivision final contingent of the follow: State driveway permit and mylar.

Motion

A motion was made by Selectman Joyce and seconded to vote this subdivision final contingent on the receipt of state approved driveway permit and mylar. Voted 7-0. Motion passed.

Lewis & Christine Matson/Matson/Boughton PID 17-12-08 Goose Hollow Rd (Waterville Estates) Rescind prior lot line adjustment. Create (1) lot served by private drive.

John March, Surveyor presenting plan. Attorney Jack McCormack, Legal Counsel for Lewis & Christine Matson present. Lewis & Christine Matson present. Abutters present, Waterville Estates Commissioner's, Cory Smith, Administrator, Waterville Estates. Lewis & Christine Matson own PID 17-12-08, 8.36 ac. in Waterville Estates on the Thornton side. They are in process of purchasing 8.15 ac. from abutter Welby Boughton. There is a purchase and sales agreement on file and a permission letter from Welby Boughton to subdivide 8.15ac. from 17-12-07. The first order of business the Board viewed was rescinding a boundary line adjustment merging 8.15 ac to PID 17-12-08 approved by the planning board in July 2010.

Motion

A motion was made by Board Member Freeman to rescind the lot line adjustment approved by the Planning Board in July, 2010 Index and plan # 13804. Seconded. Voted 7-0. Motion passed.

Second order of business:

A proposed one lot subdivision consisting of 8.15 ac. indicated on the plan as Lot (1) taken from PID 17-12-07 owned by Welby Boughton with remaining acreage of 15.66 ac. indicated on the plan as Lot (2) is proposed. Parcel PID 17-12-07 is not in the Estates Precinct. No DES approvals are required since the proposed lot is over 5 ac. with access to Lot (1) via a 25ft. wide driveway easement through existing parcel PID 17-12-08, as shown on the proposed plan. The long term maintenance of the private driveway on parcel 17-12-08 is to be shared equally (50%-50%) by the owners of parcels 17-12-08 and Lot (1).

There was detailed discussion relative to this subdivision.

1. Board Member Russell Gilman showed concern with the posting of this subdivision.
2. The Waterville Estates Commissioner's showed considerable concern with the private driveway access servicing Lot (1) that is not in the bounds of the Waterville Precinct. Their concern is when the access was approved by their Board is was intended to serve PID 17-12-08. By the private access serving two lots and the Matson's planning on building on Lot (1).

The Waterville Commissioners' are concerned with not collecting tax revenue yet the Matson's are entitled to the amenities that go along with PID 17-12-08.

Board Members informed the Estate Commissioner's that they are not in a position to enforce the Waterville Precincts bylaws and this matter would need to be taken up with the property owners.

Board Members agreed that Lot (1) will not exist if access from PID17-12-07 ceases to exist. The ROW serving Lot (1) is to be incorporated in the deed, with a note on the plan relative to access and long-term ownership and maintenance. Chairman Dutto called off item on the checklist.

Motion

A motion was made and seconded to accept the application.

Voted 5 yes 2 no Motion passed.

Motion

A motion was made by Board Member Gloria Kimball and seconded to approve this subdivision final contingent on access via PID 17-12-07 to Lot (1), access incorporated in the deed, mylar, L-Chip and the number Lot 3 removed from the plan.

Voted 5 yes 2 opposed. Motion passed.

Master Plan Committee – Survey Report – Written by Board Member Carolyn Piantedosi follows:

Master Plan Committee Members shared with the Board a synopsis of the results of the survey that was part of the Master Plan update. There were 533 responses to the survey, split almost evenly between full time and seasonal residents. The results of the survey are quite similar to the one taken as part of the 2003 Master Plan. Both groups expressed that what they liked most about Thornton was the environment; the uncrowded living conditions, the peace and quiet, the outdoor recreation and the scenery. The only concern that was expressed by over 50% of respondents was taxes. Land values, roads, junked cars and diminishing open space were other concerns expressed by significant numbers of people.

Chairman Dutto and the rest of the Board thanked the Master Plan Committee for their time, effort and commitment to this project.

CIP Committee

Cindy Schofield, Sally Davis, and Jim Demeritt presented and explained the 2012 thru 2021 CIP Plan to Board Members identifying capital requirements for specific departments, and answered questions from the Board.

Cindy Schofield informed the Board of a new procedure for final submission to the Board of Selectmen. These changes in procedure are incorporated in the Thornton Capital Improvements Program Committee Bylaws.

A public hearing will be held at the November Planning Board Meeting to adopt the new bylaws.

Board Members thanked the CIP Committee Members for their continued commitment.

Attorney Christopher L. Bolt, Donahue Tucker & Ciandella, PLL

Board Members welcomed Attorney Christopher Bolt to the meeting to discuss upgrading the Zoning Ordinances, and reviewing regulations. (Subdivision, site plan, excavation etc.) Attorney Bolt explained to the Board that all ordinances and regulations should be referring to each other, and reviewed for compliance. Board Members will take Attorney Bolt's recommendations under advisement.

Other Business

Proposed Zoning Amendments

A work session will be scheduled for Tuesday November 8, 2011 6:00 PM to discuss proposed amendments to the zoning ordinance.

Burbank Hill Road – Board Members showed concern with subdivision road improvements not being completed on Burbank Hill Road as of this date. Standing water and more erosion has taken place.

Board Member Sandy MacIntosh reported to the Board that Barron Mountain Club is grinding stumps.

This hearing adjourned at 9:45PM

Next scheduled hearing to be held on November 17, 2011.

Respectfully Submitted

Marianne Peabody

Posting Date: 10-26-11

