

TOWN OF THORNTON PLANNING BOARD MEETING MINUTES

Meeting Date: October 18, 2012

APPROVED

The Planning Board met and held a public meeting on Thursday, October 18, 2012 6:30 p.m. at the Thornton Central School.

6:30 p.m. Chairman Phillips opened the meeting with the flag salute.

Board Members present: Chairman Tyler Phillips, Vice-Chairman Steve Babin, Frank Freeman, Gloria Kimball, Ex-officio member Steve Morton, Carolyn Piantedosi, Sandy Macintosh, Alternates Fred Gunter and Russ Gilman.

Staff present: Nancy Decoteau, Planning Assistant and Jessi Fleury, Board Secretary

Minutes

****Motion****

6:39 p.m. Steve Morton motioned to accept the minutes of 9-12-12 as amended. Seconded by Gloria Kimball. Motion passed 7-0.

****Motion****

6:40 p.m. Steve Babin motioned to accept the minutes of 9-20-12 as amended. Seconded by Gloria Kimball. Motion passed 7-0.

6:45 p.m. Public Hearing – Mark T Vander-Heyden

Mr. Vander-Heyden met with the planning board to apply for a boundary line adjustment for property owned by Nevin S. & Mary W. Scrimshaw identified as Map 18 Lot 5-2-1 and Map 18 Lot 5-2. The proposal moves .30 acres from Map 18 lot 5-2-1 to Map 18 lot 5-2. The board reviewed the plan.

****Motion****

6:50 p.m. Frank Freeman motioned to approve the boundary line adjustment contingent upon receipt of state subdivision approval. Seconded by Steve Babin. Motion passed 7-0.

Work Session

The board discussed the need to schedule a work session to update the rules of procedures and other regulations. The board agreed to schedule work sessions for the planning board on the first Wednesday or first Thursday of each month as they have in the past, depending on board member availability and the meeting room schedule at the town hall. Ms. Decoteau will check the schedule and send an email confirming the date later in the week.

7:00 p.m. Continued Public Hearing

For Site Plan Application submitted by CDBA Development, LLC for a Recreational Campground on property located off US Rte 3 at tax map 10 lot 8-8 owned by Carlton Ham

Present: Toni Basso, Engineer Keach-Nordstrom; Attorney John Cronin, and Stephanie Schubert, Anagnost Development.

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Mr. Cronin addressed the board and referenced a letter dated October 18, 2012 to the Planning Board that addresses previous questions that arose during the last meeting, made part of the record file. He stated that the applicants are willing to work with the board regarding the type of park model used in the campground and continued to describe his interpretation of a park model and added the applicant is willing to allow and negotiate other types of structures such as camping cabins, fifth wheels, etc. He also explained that the license agreement was a draft used from Bristol Shores and the details can be renewed or modified to meet the board's approval. Mr. Cronin stated that he would like the board to consider voting to approve the application this evening, but realizes that the scope of the project may not allow for a quick decision. Chairman Phillips thanked Mr. Cronin for reviewing his letter and opened the floor to concerns or questions from abutters.

Sally Davis – addressed the board with concern on the amount of water needed and the concern of neighboring water level in wells. Chairman Philips explained the water monitoring process and Mr. Basso agreed that he would address her questions at the end of the question process.

Ingrid McIver – submitted a 9 page letter with 7 pages attached dated October 18, 2012 letter to be made part of the record file.

Jonathan Ham – expressed concerns regarding the difference in the original meeting where the applicant was discussing the conceptual use as a campground and now they are applying for a park model community. He feels he has been misled with the constant change in plans for this property.

Deven McIver - asked if the planning board has received a revised plan that addresses the NHDOT concerns and requirements on Route 3.

Byron O'Donnell – mentioned a letter dated August 27, 2012 from Fougere Planning and Development Inc. regarding park model specifics and the fact that 200 sq. ft. porches will be installed and he is not sure how they can be moveable if there are structures attached to the park model. He also has concerns over his customers not returning, and the value of his property as well as his business value. Chairman Phillips stated that any evidence that he can provide that supports his concerns is helpful. Mr. O'Donnell feels that the views across the street are an asset to his business. Chairman Phillips explained that a change in neighboring property can have any affect but not necessarily devalue his property. He does feel that if he has evidence that could support a request to the applicant to minimize visual effects of the project then he should forward that evidence.

Allison Chase – addressed water concerns since her well went dry for the first time this year. She would like the water test completed before the application is approved or as a

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condition of approval. Chairman Phillips explained that the board has the ability to create conditions on approvals and will suggest that this be looked into.

A resident also asked if the town attorney has determined if the state regulations supersede the town regulations as mentioned at the previous hearing and if so, what was the result. Attorney Serge replied that his office has concluded that the local and state regulations both apply, and the state regulations do not trump or exclude the local regulations.

Cindy Schofield – presented a 2 page letter dated October 18, 2012 with two attachments to be included in the record file. Ms. Schofield asked the board if they have received feedback from emergency departments. Ms. Schofield also expressed concern that the documents in the file are not available to residents unless they take a day off from work to come to the town office. Ms. Decoteau offered to send information to Ms. Schofield per request via email. Ms. Fleury stated that she is often at the office at night if Ms. Schofield would like to set an appointment to review documents after she is out of work. After discussion, Chairman Phillips decided to read the letter from Chief Tobine referencing the application that was submitted previously and stated that the police department has not been asked to provide input yet.

Chairman Phillips explained that the board could require the necessary water testing to ensure that there is enough water to support this project and that the abutters would need to cooperate with the testing process. Chairman Phillips noted that this was a formal request from Ms. Schofield and he agreed to make sure a copy of her letter becomes part of the file.

Ms. Schofield also mentioned conflicting opinions in the real estate concerns of abutters as well as traffic concerns.

Kathy Stumcke – referenced a concern in the peer review engineer letter, questioning if this is a campground or a subdivision. Chairman Phillips stated that he thinks there is still question about this issue and information will need to be discussed further to determine the zoning use of the application. He feels that the details of the application should be discussed after the board decides if this application will need subdivision approval or if it can be considered as a campground.

Ms. McIver reminded the board that she has submitted a letter from her real estate broker Harold Hughen regarding the negative impact the proposed project would have on her property agent.

Mr. Cronin thanked the board for an orderly meeting, and clarified that he appreciates the board's willingness to work with the applicant and understands that some of matters that residents brought before the board tonight are not in the jurisdiction of the planning board.

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Mr. Cronin stated that he does not feel that he has distorted the facts, and also stated that they intend to comply with the NHDOT requirements regarding traffic safety concerns. He also stated that the water concerns will be addressed by the water experts and feels that the best way to test the water supply and impact to abutting wells is to test the actual well they plan to use once it is installed.

Lastly, Mr. Cronin restated that the applicants are willing to negotiate the type of model that is used. He also addressed the comment made earlier from an abutter that indicated the application is a "moving target". Mr. Cronin feels that his applicant is willing to work with the planning board and compromise on the details of the plan.

Steve Babin discussed the definition of a dwelling and a temporary dwelling.

****Motion****

8:34 p.m. Chairman Phillips motioned to continue the hearing to November 15, 2012 at 7:00 p.m. at the Thornton Central School. Carolyn Piantedosi seconded. Motion passed 7-0.

****Motion****

8:39 p.m. Steve Morton motioned to adjourn. Seconded by Carolyn Piantedosi. Motion passed 7-0.

Respectfully submitted,



Jessi Fleury
Board Secretary
Draft posted 10/26/12

Planning Board Meeting

October 18, 2012

6:30

6:45 p.m.

Sign In Sheet

**PLEASE PRINT YOUR NAME AND A
ADDRESS.**

Thank you!

1. JAMES DEMERITT 76 Fadden Rd
2. BC BEATRICE LANE
3. Sally Davis 50 Sugar Run
4. Lynda Eldred Goffstown, NH
5. Angela Adams Willow Brook Rd
6. Leeson Adams Willow Brook Rd.
7. Sarah King High Brook Rd.
8. Amber Ladner
9. Peren Spinelli 30 mirror Lake Rd.
10. Sara Spinelli 30 mirror Lake Rd
11. Sonja Spinelli 30 mirror Lake Rd
12. Jonathan A-Ham Ham Farm
13. Mark Vander-Heyden Dalton, NH
14. Ingrid McIvan P.O. Box 735 Campton
15. Cathy Bochnitz STAR RIDGE Rd Thompson
16. Donna O'Donnell 2913 US Route 3

17. Byron O'Donnell 2913 U.S Route 3
18. Julie Piehn 2378 U.S. Route 3
19. Gary Piehn 2378 RT 3
20. Nancy M. FIER 15 Church St.
21. Susan B. Jayne 20 Logan St
22. Bee Jayne 20 Logan St
23. Stephanie Schubert 1662 Elm St
24. John Cronin "
25. Tony Basso "
26. GERALD WARREN 2458 RT 3
27. Robert Pauso 3039 RT 3
28. John Gabbe, H 34 Tuxette Rd.
29. Pranita C Ross 33 MIRROR Lake Road
30. R. Rose 33 Mirror Lake Road
31. Rox Janssen 52 Janssen Farm Road
32. Bob Dunlap 41 Watutown Rd
33. Sue Marsden 125 Adams Farm Rd
34. JAY Paduovo WOODSTOCK
35. Alicia Chase Camp Rd off
Ham Farm Rd, Thornton
36. Patrick Sutton 2886 VS RT 3
37. Gilbert Michetti 47 Ham Farm.
38. Miranda Sutton 2886 US RT 3 Thornton
39. _____
40. _____
41. _____

Request to Address the Board Form

Planning Board Meeting

September 18, 2012

6:30 p.m.

PLEASE PRINT YOUR NAME if you would like to address questions to the board after a scheduled hearing.

Thank you!

1. Sally Davis
2. Ingrid McIver by letter — submitted written document.
3. Jonathan Ham
4. Steve M. ~~McIver~~ McIver
5. Byron O'Donnell
6. Joe Hill (Allison Chase)
7. Cindy Schofield 21 Compton St Thornton
8. Dick + Kathy Stormche Thornton
9. Pat + Warren Bahn
10. _____
11. _____
12. _____
13. _____
14. _____

TOWN OF THORNTON PLANNING BOARD

AGENDA

**Thursday, October 18, 2012
at Thornton Central School
beginning at 6:30 PM**

- A. Call to Order – Salute of Flag:
- B. Roll Call:
- C. Approval of Minutes:
 - 1. September 12, 2012 Public Hearing Thornton Bluffs
 - 2. September 20, 2012 Regular Meeting

PUBLIC HEARINGS:

6:45PM PUBLIC HEARING

Application submitted by Mark T. Vander-Heyden of Vander-Heyden Land Surveying for a Boundary Line Adjustment between Tax Map 18 Lot 5-2 and Tax Map 18 Lot 5-2-1. This property is located off Sandwich Notch Road and owned by Nevin S. Scrimshaw and Mary W. Scrimshaw.

7:00PM CONTINUED PUBLIC HEARING

For Site Plan Application submitted by CBDA Development, LLC for a Recreational Campground on property located off US Rt 3 at Tax Map 10 Lot 8-8 owned by Carton C. Ham.

- D. Planning Board Assistant Items:
 - Pemi-River Campground/ Gerry Warren compliance issue
- E. Correspondence:
- F. Next Regular Meeting Date: Thursday, November 15, 2012
- G. Workshop Meeting Date:
- H. Adjournment: