

**Town of Thornton Planning Board Meeting Minutes**  
**Hearing Date: November 17, 2011**

The Thornton Planning Board met and held a public hearing on Thursday,  
November 17, 2011 6:00 PM at the Thornton Town Hall.

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

**Staff present:** Clint Rand, Planning Board Assistant  
Marianne Peabody, Secretary

At 6:01 PM Chairman Dutto opened the meeting with the Pledge of Allegiance. Chairman Dutto informed Alternate Members Russell Gilman and Fred Gunter they are voting members this hearing date.

**Regular Business**

The meeting minutes of October 20, 2011 were reviewed and approved with amendments.

**Motion**

Board Member Gunter motioned to accept the meeting minutes of October 20, 2011 as amended. Board Member Freeman seconded. Voted 7-0.

**Pemi River Campground, USRT 3, Lot Merger & Site Plan Review PID 16-03-50 & 16-03-50-01**

Surveyor John March presenting plan. Gerry Warren, Pemi Campground owner and Jesse Silvia present. No Abutters present. John March informed the Board that Mr. Warren purchased PID 16-03-05-01 from Kroon Family Trust a 4.31 ac. lot. This lot was once a part of the Pemi River Campground when Kroon Family Trust owned it. Mr. Warren intends to utilize the sites and merge this lot with the existing campground PID 16-03-50.

**Motion**

A motion was made and seconded by Board Member Freeman to consider merging PID 16-03-50 & 16-03-50-01. Voted 7-0. Motion passed.

Board Members reviewed the campground plans that showed 34 (50 amp) Sewer & Water Sites 34 (20 amp) water sites and 23 rustic sites. The newly merged parcel with 4.31 ac. will have 3 rustic and 14 water & electricity for a total site count of 103. The Shoreland Protection Act was discussed and lengthy discussion centered on Flood Zone A and FEMA construction regulations that must be complied with in all flood zones. Board Members showed concern with winter storage of RV's on site. Mr. Warren assured the Board RV's during the winter season are placed on high ground. Patrons of the campground are not allowed to stay more than six months. The campground must close during the winter season. Zoning Officer Clint Rand will visit the site prior to the next hearing.

Surveyor March submitted soil loading capacity calculations.

Will post again next month.

**Russell & Ardelle Gilman – 414 Upper Mad River Rd – Updating of existing garden equipment repair business Home Occupation**

Board Member Russell Gilman stepped off the Board and sat with the public.

Russell Gilman submitted to the Board a written letter requesting the Board to consider updating the status of his lawn and garden equipment repair business to a “Home Occupation”. Mr. Gilman started the business in 1964 and in 1977 he moved it to Plymouth until the operation was sold in 1998 then back to Thornton. He explained to the Board he never stopped using the garage in Thornton and when he returned he approached the Town to inform them his repair shop was open again. There was no written statement or agreement only a gentlemen’s agreement. Russell Gilman feels he falls under “Home Occupation” of the Zoning Ordinance. Chairman Dutto turned to the zoning requirements of “Home Occupation”. All criteria have been met. Russell Gilman informed the Board he is employing one person not residing in the dwelling. Mr. Gilman was asked what means he uses to discard waste oil. He replied “someone picks it up”.

**Motion**

A motion was made and seconded by Board Member Frank Freeman to approve a Garden Equipment Repair Business at 414 Upper Mad River Road as home occupation.

Voted 6-0 Motion passed.

Board Member Gilman stepped back on the Board.

**Public Hearing – Adoption of amended Thornton Capital Improvement Committee Bylaws**

No public present. At the October Planning Board Meeting CIP Members presented the amended committee bylaws. The bylaws were reviewed and accepted this date.

**Motion**

A motion was made and seconded to accept the November 16, 2011 amended Thornton Capital Improvements Committee Bylaws.

Voted 7-0. Motion passed.

**Regular Business**

Proposed Zoning Amendments 1<sup>st</sup> Public Hearing is scheduled for January 20, 2012.

**Motion**

Board Member Kimball made a motion to bring the proposed zoning amendments to public hearing. Voted 7-0 Motion passed.

Board Member Tyler Phillips submitted Road construction standards for Boards review. Board Members agreed to discuss these proposed amendments when Board Member Tyler is present.

This hearing adjourned at 7:30 PM. Next scheduled hearing will be held on December 15, 2011.

Respectfully Submitted,  
Marianne Peabody, Secretary

Posting Date: 11-23-11