

**TOWN OF THORNTON PLANNING BOARD WORKSESSION MINUTES****Meeting Date: December 6, 2012**

The Planning Board met and held a work session on Thursday, December 6, 2012 at 6:00 PM at the Thornton Town Hall.

**Board Members Present:** Tyler Phillips, Gloria Kimball, Frank Freeman, Steve Morton, Selectboard Representative, Beverly "Sandy" MacIntosh, Russ Gilman (alternate).

**Staff Present:** Nancy Decoteau, Planning Board Assistant; Jessi Fleury, Board Secretary

Chairman Phillips opened the work session at 6:05 with the flag salute.

The board reviewed the letter submitted from the ZBA regarding potential conflicts in the zoning ordinance. The board discussed the conflicts and possible resolutions regarding the special event process and permitting. The planning board members agreed that they would consider a new process for permitting performance venues where the planning board would set the conditions for the venue as a conditional use and the applicant would then apply to the Board of Selectmen for a special event permit based on the approved use conditions set previously by the Planning Board. The Planning Board agreed that this process would make it easier for the selectboard to enforce the special event or performance venue regulations. The Planning Board agreed that they would discuss this thought more at the next regular Planning Board meeting to make a final decision regarding an amendment to the zoning ordinance.

Chairman Phillips temporarily left the meeting.

The board reviewed the letter received in 2011 from Upton & Hatfield regarding suggested changes to the zoning ordinance.

Chairman Phillips rejoined the meeting.

The board discussed provisions in the ordinance for cell towers. Chairman Phillips suggested reviewing ordinance provisions used by other towns. Ms. Decoteau agreed to provide some samples at the next meeting for the board to review.

The board reviewed the impact fee ordinance and determined that it was approved at the 2001 town meeting. Chairman Phillips asked staff to contact LGC and ask for more information regarding imposing offsite improvement requirements rather than the impact fees. Discussion continued as to the cost to have an impact fee schedule developed.

Ms. Decoteau asked that the board members review the zoning ordinance and submit any comments, changes, or additions for the zoning ordinance to be discussed at the next work session. The board discussed a previous request for a joint meeting with the Board of Selectmen and the Zoning Board of Adjustments in regards to zoning

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ordinance changes. After discussion, the board agreed that they would schedule the joint meeting after they compile their suggestions for amendments.

The board discussed Article IV, boundaries of the zoning districts, and agreed to have staff to compare the map that is recorded at the registry with the narrative in the current zoning ordinance and verify that both documents match. The board also discussed is re-submitting amendment #10 from the 2011 warrant. The board agreed that if they were to do this, they would need to educate the residents as to why they support the amendment. All agreed that they would gather more information and discuss at the next Planning Board meeting to come to a decision.

The board discussed the wording of Article V.A.8 , referencing manufactured housing, and agreed that they should change the wording of Article V. Section A, 8 to "Manufactured Housing per RSA 674:31.

The board discussed the campground regulations. After discussion, the board agreed that they would like to see some type of inclusion in the zoning ordinance to allow non-traditional campgrounds, such as those that would have camping cabins and/or park models. The board members agreed to consider and provide some suggestions at the next Planning Board meeting.

10:20 p.m. Chairman Phillips adjourned the work session.

Respectfully submitted,



Jessi Fleury  
Board Secretary