

TBP  
Approved 1/31/2013

TOWN OF THORNTON PLANNING BOARD MEETING MINUTES

Meeting Date: January 17, 2013

The Planning Board met and held a public meeting on  
January 17, 2013

**6:00 p.m. Vice-Chairman Babin opened the meeting with the flag salute.**

*Roll Call*

**Board Members present:** Vice-Chairman Steve Babin, Frank Freeman, Gloria Kimball, Ex-officio member Steve Morton, Carolyn Piantedosi, Sandy Macintosh, Alternate, Russ Gilman.

**Absent:** Chairman Tyler Phillips

**Staff present:** Nancy Decoteau, Planning Assistant, Jessi Fleury, Secretary

Vice Chairman Babin appointed Russ Gilman as a voting member.

*Approval of Minutes:*

December 20, 2012 Regular Meeting

**\*\*Motion\*\***

**6:05 p.m. Frank Freeman motioned to accept the meeting minutes of December 20, 2013 as amended. Seconded by Carolyn Piantedosi. Motion passed 7-0.**

*January 10, 2013 Workshop Session*

**\*\*Motion\*\***

**6:06 p.m. Gloria Kimball motioned to accept the worksession minutes of January 10, 2013 as submitted. Seconded by Steve Morton. Motion passed 4-0-3. Russ Gilman, Steve Babin, and Carolyn Piantedosi abstained.**

**6:00 pm Public Hearing: Zoning Amendments #1 & #2**

*Public present:* Beverley Chappell and Jim Demeritt.

Steve Babin opened the public hearing at 6:08 p.m. and read the proposed amendment 1.

**Amendment 1**

“Are you in favor of the adoption of Amendment 1 as proposed by the Planning Board for the Thornton Zoning Ordinance as follows:  
Recreational Zone East – Extinguish the Recreational Zone East and any subsequent reference to it in later articles and designate the portion of land identified as Recreation Zone East as General Residence Zone”.

*(The Recreational Zone East is identified as a tract of land on the north side of Upper Mad River Road east of Sugar Run Road and a portion of the land east of Burbank Hill Road between Upper Mad River Road and NH Rt 49 with a total acreage of approximately 386.8 acres.)*

The board discussed the article. After discussion, the board agreed that the description should be left in place on the warrant. Ms. Macintosh asked if this would have an adverse reflection on the campground, the board did not believe that this would cause any adverse situations for the existing campground. The board explained they are including this amendment on the warrant again this year because they believe voters

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thought it described the Recreation Zone West, which includes the Owl's Nest golf course. The board hopes the more detailed description of the Recreation Zone East will cause less confusion for the voters. Steven Babin suggested that the property owners of parcels located in the Recreational Zone East be noticed of this change as well as the date of the second public hearing. Steve Morton stated that the 2003 Master Plan reflected that the residents wanted to have more recreational land. The board agreed that they would vote on this amendment during the second public hearing.

**Public Comment:** J. Demeritt suggested adding the map and lot numbers to the description of the Recreational Zone East. Vice-Chairman Babin asked how many parcels are associated with this change. The board agreed that the current lot numbers affected by this change would be reflected in the description.

**Amendment 2**

"Are you in favor of the adoption of Amendment 2 as proposed by the Planning Board for the Thornton Zoning Ordinance as follows:

Article V Permitted Uses in Various Zones

A. Rural Residence Zone

8. "Manufactured housing per RSA 674:31. Clustered developments of manufactured housing is not permitted."

The board discussed this change and read the definition of RSA 674:31. The board agreed with the presented wording of amendment #2 with the grammatical addition of closed quotation marks.

Steven Babin closed the public hearing at 6:38 p.m.

Planning Board Assistant Items:

*Zoning Amendments #3 & #4*

**Amendment 3**

"Are you in favor of the adoption of Amendment 3 as proposed by the Planning Board for the Thornton Zoning Ordinance as follows:

ARTICLE III Definitions

Add

Q. Single Family Dwelling

A building containing exactly one residential family unit. It must occupy, in common ownership, its own individual lot or parcel of land."

Ms. Decoteau confirmed that the board can make proposed changes to the wording this evening and she will post the amendments this evening.

Steven Babin read the amendment into the record. Steve Morton explained that this amendment has been created due to Selectmen concerns and assessing concerns when dwelling ownership is transferred **without land**. The definition came from researching ordinances in other towns that have addressed this situation successfully

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already. The board discussed the wording. After discussion, the board agreed that the final wording would be:

Q. Single Family Dwelling

“ A building containing one residential family unit which must occupy, in common ownership, its own individual lot or parcel of land.”

**Amendment 4**

“Are you in favor of the adoption of Amendment 4 as proposed by the Planning Board for the Thornton Zoning Ordinance as follows:

ARTICLE III Definitions

Add

R. Voluntary Lot Merger

Pursuant to RSA 674:39-a, any owner of two or more pre-existing, contiguous lots or parcels of land, may combine them into one single lot or parcel for the purposes of municipal regulation, taxation, or other purposes. The resulting merged lot shall not contain more than one dwelling. The applicant shall pay all property taxes owed on every parcel that is subject to the proposed merger.”

Ms. Decoteau informed the board that the wording draft has been reviewed and it was suggested that the definition could be placed in the miscellaneous section rather than the definition section. After discussion, the board agreed that they would include this amendment in the definitions section.

*Correspondence*

The board reviewed their correspondence.

1. Chief Moller letter dated January 3, 2013
2. Jon Ham letter dated January 7, 2013
3. NH Dot letter dated January 11, 2013

*Non-Public Session: RSA 91-A:3 II(e)*

**\*\*Motion\*\***

**7:15 p.m. Frank Freeman motioned to enter nonpublic session under RSA 91-A:3, II (e). Seconded by Gloria Kimball. Roll Call: Steven Babin-yes, Steve Morton-yes, Frank Freeman-yes, Carolyn Piantedosi-yes, Gloria Kimball-yes, Beverly Sandy MacIntosh-yes, Russell Gilman-yes. Motion passed 7-0.**

**\*\*Motion\*\***

**7:28 p.m. Steve Morton motioned to exit nonpublic session. Seconded by Frank Freeman. Motion passed 7-0.**

The board signed an appointment for Beverly Macintosh as a full board member as originally motioned in a previous board meeting on June 21, 2012.

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Ms. Decoteau informed the board of upcoming meeting Dates:

1. ZBA Hearing Tuesday, January 22, 2013 6:30pm at the Thornton Central School
2. January 31, 2013 PH Zoning Amendments 6:00pm
3. February 21, 2013 Regular Meeting 6:00pm

**\*\*Motion\*\***

**7:30 p.m. Steve Morton motioned to adjourn. Seconded by Gloria Kimball. Motion passed 7-0.**

Respectfully submitted,

Jessi Fleury  
Board Secretary  
Posted 1/24/2013