

TOWN OF THORNTON PLANNING BOARD

PLANNING BOARD MEETING MINUTES February 21, 2013

CALL TO ORDER:

T. Phillips called the meeting to order and led the pledge of allegiance at 6:00 pm.

ROLL CALL:

The following members/alternates were present:

T. Phillips, Chairman	S. Babin, Vice Chairman	F. Freeman	S. Morton, Ex-officio
C. Piantedosi	B. Macintosh	G. Kimball	R. Gilman/Alternate

Attorney Matt Cairns was present.

T. Phillips noted that all seven members are present and will be the voting members for the meeting.

NON PUBLIC SESSION:

At 6:05 pm the following motion was made:

MOTION: "To enter non-public session in accordance with RSA 91-A:3II(e) to discuss pending litigation with Attorney Cairns."

Motion: F. Freeman

Seconded: G. Kimball

Roll Call Vote:

T. Phillips-Yes	S. Babin – Yes	F. Freeman – Yes	G. Kimball - Yes
C. Piantedosi – Yes	S. MacIntosh – Yes	S. Morton – Yes	

Discussion: None

Motion Passes: 7 - 0

At 8:37 pm the following motion was made:

MOTION: "To come out of non-public session."

Motion: S. Babin

Seconded: F. Freeman

Discussion: None

Motion Passes: 7 - 0

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of January 31, 2013 as amended."

Motion: F. Freeman

Second: C. Piantedosi

Discussion: The misspelling of the name Gilman was corrected.

Motion Passes: YES – 6 NO - 0 Abstained: S. MacIntosh

MASTER PLAN REVIEW:

F. Freeman began the discussion regarding the Master Plan review by stating that he is very impressed with the document and other Board members voiced their agreement.

C. Piantedosi noted a change on page 8:

By removing the comma after the word "climate" the sentence reads "By creating certain ranges of temperature, precipitation and humidity, climate controls physical habitats..."

C. Piantedosi noted a change on page 12:

The words "the Thornton Planning Board Office" were removed from the last sentence in the first paragraph under 2) Soil Development Potential. The phrase "and online at www.graftonccd.org" was added to the end of the same sentence.

C. Piantedosi noted a change on page 19:

The section on the bottom of page 46 beginning with "The jurisdiction of the SWQPA" and through the end of page 47 should be moved to page 19 under the heading "Shoreland Water Quality Protection Act Requirements Summary" which creates a better flow for both sections.

C. Piantedosi noted a change on page 27:

The word "Vacant" should be changed to "Seasonal" in the graph.

C. Piantedosi noted a couple of changes on page 28:

Under the section 2) Housing Data the sentence "Large four and five bedroom homes are becoming a thing of the past" was removed from the last paragraph.

Under the section 3) Planning the paragraph was changed to read, "Housing development in the Town of Thornton is controlled by a Zoning Ordinance and Subdivision Regulations. These are administered by a planning board comprised of members elected by the town's people. They are designed to ensure that development, including housing is accomplished in a conscientious and appropriate manner, thus ensuring that the quality and value of living in the Town of Thornton is maintained."

B. MacIntosh noted a change on page 37:

Under the section H. Solid Waste the sentence "This mall is open on Saturdays and Sundays" was removed.

B. MacIntosh noted a change on page 38:

Under the section J. Cemeteries the first sentence was changed to "There are several known cemeteries in Thornton: Pine Grove, Mad River, Hanson–West Thornton, Orris and Tripoli-Gore".

B. MacIntosh noted a change on page 4:

The last sentence of the first paragraph was changed to read "Around 1860 the building was moved across the road and added on to where it stands today as the "Thornton Town House"".

T. Phillips noted a change on page 31:

T. Phillips asked that the NH DOT table on page 31 be reviewed and suggested that perhaps the table could be labeled more clearly and a paragraph of explanation added.

C. Piantedosi stated she would review it with S. Davis.

It was also noted that the spelling of Waterville needs to be corrected.

C. Piantedosi noted that on the questionnaire in Appendix 3 the words "No response included" will be removed from the heading.

N. Decoteau noted that the following changes were suggested by Fred Gunter via email:

- a. On page 2 in the 6th paragraph the Zoning Regulations should be changed to Zoning Ordinance and the last paragraph should read "Livermore, Waterville and north and west by Lincoln Woodstock and Ellsworth, and south by Campton and Sandwich."
- b. On page 7 in the last paragraph "destruction" should be "distribution".
- c. On page 18 insert "this" after "as stated above" in the 6th paragraph.
- d. On page 24 insert "deer" after statewide in the 4th paragraph.
- e. On page 27 in the 3rd paragraph the word "ration" should be "ratio".
- f. On page 28 in the 3rd paragraph the table mentioned is prior to the reference.
- g. On page 34 the 1st paragraph should be updated.
- h. On pages 2-11 in the appendix the table does not agree with other data in the plan.
- i. If appendix 1 is to be included, the pages/tables need to be arranged to provide for binding on the left.

The Board discussed how the Figures would be attached to the Master Plan.

C. Piantedosi stated that the Figures would be added at the end of the document rather than interspersed throughout the document.

S. Morton noted that Figure #10 Deer Wintering Yards is not referenced in the document and that other maps need to be updated.

C. Piantedosi suggested that copies of the Master Plan could be available on a CD and only a few copies will need to be printed.

S. Morton suggested that all of the Figures can be used in the Master Plan update as the changes to make the Figures reflect current conditions would be very minor.

C. Piantedosi stated that if the zoning amendment which removes the Recreational Zone East is approved the zoning map in the Master Plan could be updated accordingly to keep the document current.

T. Phillips suggested clearly identifying the date the maps were created on each map to avoid confusion.

S. Morton noted that the text of the Master Plan needs to be checked to ensure all the Figures are referenced correctly.

C. Piantedosi stated she would follow up with J. Fleury to make all the changes to the document.

T. Phillips and other board members thanked C. Piantedosi and the Master Plan Committee for all of the work they put into the document.

DEFINITIONS:

The Board determined to begin working on definitions at the next workshop session.

T. Phillips indicated he is working on a Table of Uses that reflects the information in the current Zoning Ordinance.

PLANNING BOARD ASSISTANT ITEMS:

1. N. Decoteau asked if the draft revisions of both the Excavation Regulations and Rules of Procedure can be sent to the Planning Board attorney for review.

MOTION: "To send the draft revisions of both the Excavation Regulations and Rules of Procedure to the Planning Board attorney for review."

Motion: S. Babin

Seconded: S. Morton

Discussion:

T. Phillips asked what the Board decided to set as the length of time an Excavation Permit is good for.

N. Decoteau stated the document reads "not more than 5 years".

T. Phillips asked if there is a provision for someone to review each pit every year for compliance.

N. Decoteau stated the document reads "The Board shall establish a schedule by which all permitted sites are inspected on a recurring basis. The Planning Board may require inspections by an Engineer to determine if the site is in compliance with the plan on file."

R. Gilman suggested that the Planning Board in the future may want to consider allowing the use of stumps from off site to be used as fill during the reclamation of excessively steep slope areas.

T. Phillips noted that using stumps from off-site would require a deed restriction to the property.

Motion Passes: 7 – 0

2. No correspondence was received from the Whitehouse family regarding Day Drive or the Benton family regarding Chief Moller's letter.

N. Decoteau stated that CBDA Development filed an Appeal of Administrative Decision with the Zoning Board of Adjustment and at the January 30, 2012 meeting the Zoning Board denied the Appeal.

N. Decoteau stated that CBDA Development filed a Request for Rehearing and at the February 20, 2013 meeting the Zoning Board denied the Request for Rehearing.

MEETING DATES:

The Board determined to schedule a workshop session for March 7, 2013 at 6:00pm.

R. Gilman suggested the Board select an alternative date in case the annual school meeting is scheduled for the evening of March 7, 2013.

T. Phillips noted the next regular meeting is scheduled for March 21, 2013.

T. Phillips and other Board members expressed their appreciation to S. Morton for his year of service on the Planning Board as Ex-officio.

R. Gilman suggested that perhaps a joint meeting with the Board of Selectmen would be helpful to clarify their opinion and concern regarding the single Family Dwelling and Voluntary Lot Merger definition issues that the Planning Board discussed as possible zoning amendments.

T. Phillips stated that it may be a good idea to meet with the Board of Selectmen to gain a sense of where the town stands on both the special events issue and the one dwelling per acre issue.

R. Gilman noted that he has a long list of pending issues for the Planning Board to deal with and that he is glad that the Planning Board is going to be holding regular workshops.

T. Phillips stated that there is always the option of forming small subcommittees which could work on issues and report back to the full board.

ADJOURNMENT

At 10:05pm the following motion was made:

MOTION: "To adjourn."

Motion: S. Babin

Seconded: C. Piantedosi

Discussion: None


Motion Passes: Vote: 7 – In favor. 0 – Opposed.

Respectfully Submitted,

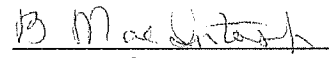
Nancy Decoteau, Planning Board Assistant



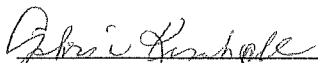
T. Phillips, Chairman



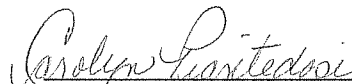
S. Babin, Vice Chairman




B. MacIntosh



G. Kimball



C. Piantedosi



S. Morton, Ex-officio

R. Gilman/Alternate

Approved on: 3/21/2013