

21-MAY-13
JCA

TOWN OF THORNTON PLANNING BOARD

PLANNING BOARD MEETING MINUTES April 18, 2013

CALL TO ORDER:

T. Phillips called the meeting to order and led the pledge of allegiance at 6:05 pm.

ROLL CALL:

The following members/alternates were present:

T. Phillips, Chairman	S. Babin, Vice Chairman	John Paul-Hilliard, Ex-Officio
S. Macintosh, Member	G. Kimball, Member	C. Piantedosi, Member
F. Freeman, Member	R. Gilman, Alternate	F. Gunter, Alternate

S. Garber, Mapping Project Question

Conservation Commission member S. Garber stated there is a need for the town to conduct a natural resource inventory.

S. Garber stated as a graduate student at Plymouth State University he is working on an independent research project which will be completed next fall.

S. Garber stated he hopes to work on identifying Thornton's natural resources and create a map that identifies habitats, soils, topography, geology, water sources and recreation areas.

S. Garber asked the Board members what type of map the Planning Board sees a need for so he can tailor his research to produce a product useful to the Town.

T. Phillips stated that having a Natural Resource Inventory will benefit the Town in the grant application process.

S. Babin encouraged S. Garber to take advantage of available resources that would assist in getting the Floodzone information more up to date.

The Board expressed their support of S. Garber's project and encouraged him to keep the Board updated.

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of March 14, 2013 as presented."

Motion: G. Kimball

Seconded: F. Freeman

Discussion: None.

Motion Passes: 5 – Yes, 0 – No 2 Abstained: J. Paul-Hilliard, S. Babin

MOTION: "To approve the minutes of March 21, 2013 as amended."

Motion: S. Macintosh

Seconded: C. Piantedosi

Discussion: It was noted that a section under Approval of Minutes needed to be removed as it indicated the wrong minutes for approval. N. Decoteau made the correction and presented the amended copy for signature.

Motion Passes: 5 – Yes, 0 – No 2 Abstained: S. Babin, F. Freeman

MOTION: "To approve the minutes of March 28, 2013 as presented."

Motion: F. Freeman

Seconded: S. Babin

Discussion: None.

Motion Passes: 5 – Yes, 0 – No 2 Abstained: J. Paul-Hilliard, C. Piantedosi

6:30 PM / PUBLIC HEARING: Adoption of Updated Master Plan

T. Phillips opened the Public Hearing at 6:30pm.

T. Phillips stated the Master Plan Committee has worked hard on preparing the update to the Master Plan and commended them for their efforts.

C. Piantedosi stated the Master Plan Committee members worked well together during the process and thanked them for their hard work.

S. Davis stated that there is a more up to date Natural Resources Map available on the Conservation Commission website which could be used in place of the one currently used that has a date of 1987.

S. Davis questioned the reference to the Current Use information being current to 2001 and wondered if that was a typo that needed to be changed to 2012 on page 33.

C. Piantedosi indicated that the date should be changed to 2012.

MOTION: "To adopt the updated Master Plan with the two changes: 1) Use the updated Natural Resources map for Figure 5 and 2) on page 33 change the reference to the Current Use data to 2012."

Motion: G. Kimball

Seconded: F. Freeman

Discussion: In response to a D. River's request to summarize the main purpose of the Master Plan, T. Phillips stated that the survey results indicate the town seems to be more interested in maintaining the residential style of community offering reasonable business opportunity but job creation was not as high a priority.

C. Piantedosi added that the consensus is that the community members want things to remain pretty much the same.

Motion Passes: 6 Yes - 0 No 1 Abstained: J. Paul-Hilliard

N. Decoteau stated she will make the two changes to the document and provide it to the Planning Board for signature at the May 16, 2013 meeting.

The Board determined that the Master Plan will be made available on the town website in pdf format. The Board recognized that the Board of Selectmen will set the fee for the hard copy and digital copy of the document.

T. Phillips closed the Public Hearing at 6:50pm.

J. Warren / Pemi River Campground

The Board met with J. Warren, owner of the Pemi River Campground at Tax Map 16 Lot 3-50, regarding an issue pending from the Fall of 2012 regarding camping cabins.

J. Warren stated that although the exterior of one of the structures is over 400 sq. ft. there are two camping cabins included in each structure and thus, in his opinion, the camping cabins meet the less than 400 sq. ft. size requirement.

J. Warren stated the structures have no plumbing and have quick disconnecting electric hook-ups.

J. Warren stated the structures will remain on wheels and can be removed from the site within a short period of time.

J. Warren further stated that the two structures can be moved off site during the Winter months that the campground is closed.

After a discussion it was determined that J. Warren will need to submit an application to amend the Site Plan for the Pemi River Campground and go through the Public Hearing process to address the issue of whether the camping cabins he is suggesting would be allowed.

The Board encouraged J. Warren to get something in writing from the state regarding the structure meeting the state definition in regard to the less than 400 sq. ft. issue.

The Board determined to conduct a site visit to the Pemi River Campground Tax Map 16 Lot 3-50 on Thursday, May 2, 2013 at 6:00 pm and return to the Town Office after for a workshop session.

Benton Sugar Shack Campground:

The Board reviewed the letter from T. Duffield dated March 29, 2013 and the revised Sugar Shack Campground Guidelines submitted by B. Benton.

T. Phillips stated that these two items represented the outstanding items to be met from the conditional approval granted in June 2012.

T. Phillips stated that the letter indicates that an Alteration of Terrain permit is not required.

T. Phillips stated the updated guidelines specifically address where people are to go after hours.

The Board agreed the applicant has satisfied all of the conditions of the approval granted in June 2012.

The Board directed N. Decoteau to write a letter informing the applicant that all of the conditions are met and ask if the Board can visit the site on May 9, 2013 at 6:00pm to view the campground.

R. Gilman stated he would like to see the footbridges at the campground.

T. Phillips reminded Board members that during the Public Hearing process members are encouraged to write down their concerns and be sure the concerns get addressed in the meeting minutes and become part of the official record.

S. Benton Excavation Permit:

N. Decoteau referred the Board to a letter from NH DES dated April 12, 2013 regarding the need for a new Alteration of Terrain application to be submitted to the State if they expect to proceed with the proposed expansion since it is more than 50 feet outside the originally approved footprint.

T. Phillips stated the Excavation Permit for Map 10 Lot 3-41 expires May 2013 and that the pit owner, S. Benton has already been in to apply for another permit which was granted with the two conditions: 1) Verification from NH DOT that the Driveway Permit conditions have been met. 2) Verification that the NH DES permitting requirements have been met.

S. Babin suggested that the Board send S. Benton a letter stating that since the Board has received a letter dated April 12, 2013 from NH DES regarding his Alteration of Terrain permit it is concerned as to how S. Benton plans to come into compliance since his current Excavation Permit expires in May 2013 and the new Excavation Permit will not be issued until the two conditions are met.

ELECTION OF OFFICERS:

MOTION: "To nominate the same slate of officers, T. Phillips as Chairman and S. Babin as Vice Chairman to serve for 2013."

Motion: S. MacIntosh

Seconded: G. Kimball

Discussion: T. Phillips stated he enjoys serving as Chairman but reminded the Board he does not have a lot of time and is open to anyone who wants to take over the role of Chairman.

C. Piantedosi stated that T. Phillips is doing a good job, and that given the current legal climate it is a good idea that he remain as Chairman.

Motion Passes: 5 – Yes, 0 – No

2 Abstained: T. Phillips, S. Babin

PLANNING ASSISTANT ITEMS:

The Board reviewed the Zoning Ordinance amended to reflect the two amendments that were passed at the annual meeting.

MOTION: “To sign the Zoning Ordinance as amended 2013.”

Motion: S. Babin

Seconded: F. Freeman

Discussion: None.

Motion Passes: 7 – Yes, 0 – No

The Board reviewed an email response from C. Northrop regarding the one dwelling per acre issue and kept it for their work on definitions.

The Board reviewed the classes being offered at the May 11, 2013 OEP Annual Conference.

The Board was informed of the Food Safety Modernization Act Impact Informational Meetings:

10:00am Friday, April 26th in N. Haverhill at the Grafton County Complex and

2:00pm Friday, April 26th in Room 144 at Boyd Hall PSU

D. Rivers asked if there was a map showing the location of the various zones.

D. Rivers stated his understanding that Special Events are allowed in all zones and asked how he could find out more information regarding what type of activity qualifies as a special event.

T. Phillips noted that the Special Event Regulations and Application is available on the town website and will provide a basic understanding of what criteria have to be met for a special event to be held.

M. Rivers noted that when people use a GPS or google maps the road name for Mill Brook Road is “Mill Brook Road” road for the first section, and further out it is “Millbrook Road” and this causes confusion when people are trying to locate their property.

S. Babin noted that notifying Google maps and Garmin will help correct that issue and that the sites welcome that type of input.

At 8:37pm the following motion was made:

MOTION: “To enter Non-Public Session pursuant to RSA 91-A:3 II(e).”

Motion: G. Kimball

Seconded: S. Babin

Discussion: None.

Roll Call Vote:

T. Phillips - Yes

S. Babin- Yes

J. Paul-Hilliard- Yes

S. Macintosh-Yes

G. Kimball-Yes

C. Piantedosi-Yes

F. Freeman-Yes

Motion Passes: 7 – Yes, 0 – No

The Board returned from non-public session at 9:17pm.

The Board reviewed the Excavation Regulations.

The draft document was reviewed by Attorney M. Serge and the Board continued reviewing his additions/deletions beginning on page 6 where they had left off from the previous meeting.

The Board completed the review of the regulations to page 12 and accepted many of the suggested edits from Attorney Serge.

N. Decoteau noted that Attorney Serge did not suggest changes to the remaining pages which contain the following:

Appendix I: Application Package

Appendix II: Physical Permit

Appendix III: Sample Bond

The Board determined to hold a public hearing to adopt the Excavation Regulations at the next regular meeting.

The Board directed N. Decoteau to put the Excavation Regulations on the website and notify pit owners of the upcoming public hearing.

The Board reviewed the following meeting dates:

Regular Meeting: May 16, 2013

Workshop Meeting: May 2, 2013 at 6:00pm the Board will conduct a site visit to Pemi River Campground and return to the Town Office for a workshop session.

ADJOURNMENT:

At 10:06pm the following motion was made:

MOTION: "To adjourn."

Motion: S. Babin

Seconded: J. Paul-Hilliard

Discussion: None

Motion Passes: 7 – Yes, 0 – No

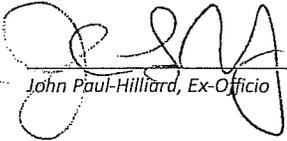
Respectfully submitted by:

Nancy Decoteau, Planning Board Assistant

T. Phillips, Chairman



S. Babin, Vice Chairman



John Paul-Hilliard, Ex-Officio

S. Macintosh, Member

G. Kimball, Member

C. Piantedosi, Member

F. Freeman, Member

Approved on: May 16, 2013