

TOWN OF THORNTON PLANNING BOARD MEETING MINUTES

Site Walk/Meeting Date: May 9, 2012

APPROVED

The Planning Board met and held a site walk meeting on Wednesday, May 9, 2012 5:30 PM at the Benton's Sugar Shack located on Route 175 to view the proposed location for a campground.

Benton's Sugar Shack on Route 175 on **Wednesday, May 9, 2012 at 5:30 PM**

Meeting minutes

In attendance: Bart Dutto, Chairman, Steven Morton, Selectman representative, Gloria Kimball, Frank Freeman, Fred Gunter, Russ Gilman, Steven Babin, Clint Rand, Planning Board Assistant

Land Owners: Mike Benton, Paul Steele

Public: Beverley Chappell, Nathan Chappell

It was stated that a site visit was performed two years ago by the planning board.

Chairman said let's take a walk.

6 "controversial" sites were reviewed first

Site 1 fire ring was inspected.

Mr. Benton requested that no pictures be taken by Ms. Chappell.

The buffer between the sites and the Mill Brook was discussed.

Sites 1-6 are RV sites

The true location of the property line was discussed. Middle of stream or to high water mark?

Consensus was high water mark.

Steve Morton noted that the buffer zone of trees at sites 1-2 is 87 yards wide buffer zone of trees and brook.

Chairman stated site 3 buffer on cc site may need improvement. Evidence of bank erosion from hurricane removed several trees and bushes.

Mr. Tom Duffield arrived at 5:40.

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Ms. Chappell asked if sites 1-6 were RV sites to Mr. Duffield Mr. Duffield confirmed they were. Mr. Duffield stated they could be used as tent sites as well.

Mr. Duffield stated he and chief Tobine discussed an all hazards plan. Chief Tobine presented to Mr. Duffield a to-do list. One item is the size of the width of the roads shall be 12' one way and 20' two way with a gravel base.

Hand out for emergency service will be part of the Campground as part of a site managed emergency plan.

At the end of the first 6 sites Mr. Benton stated there were 14 sites now there is 6.

"Site 5 has good screening" several comments.

Mr. Benton drew the groups' attention to two large green fence structures and stated "Fencing is for a sound buffer"

"Site 6 good screening" commented several members.

Several signs are on property to request no trespassing on to Ms. Chappell's land.

Ms. Chappell indicated location where people have crossed south of last camp site onto her property.

Ms. Chappell stated that the bacteria in Mill Brook is high. Mr. Duffield stated it may be class B water. The safety of the water was discussed. Mr. Morton stated Mr. Burbank is the interim Health Officer. Ms. Chappell stated she took samples and had them analyzed.

Mr. Benton stated that there will be campground security to address trespassing issues.

Ms. Chappell questioned if there was a parking setback.

Ms. Chappell stated she posts no trespassing signs on her side of the brook as well.

Chairman Dutto stated a natural deterrent such as raspberry bushes may help.

Big rock is noted as "swimming hole"

Discussion of flood elevation at site 6.

LOMA is 15 acres stated Mr. Duffield.

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Ms. Chappell stated if the sites are used the smoke and generators from the six are still an issue.

Discussion of Festival started regarding noise.

Festival is 90 DB stated Mr. Benton.

Discussion about DB noise between Ms. Chappell and Mr. Benton.

If there is an issue with noise the campground would self-regulate through the campers stated Mr. Duffield.

Many comments were made on a noise ordinance for campgrounds.

It was noted Thornton has no noise ordinance.

Stage discussion as we approached the location of stage for the Boogie and Blues festival it was noted that the new stage is oriented due north. Mr. Duffield commented to Ms. Chappell to direct the noise away from you.

Ms. Chappell asked about lighting.

The Police want safety lighting during the Festival.

Special event has different lighting than the campground stated Mr. Duffield.

Campground has only safety lighting.

Bathroom location was discussed.

Where is the sound house? Asked Ms. Chappell. It is a temporary building and has been removed stated Mr. Benton.

Stake for camp site numbers at primitive sites with parking discussed.

Sap truck to provide temporary water for campers.

Beverley Chappell and Nathan Chappell leave meeting.

Fire chief wants two walking Bridges for emergency access stated Mr. Duffield.

Pond with fire access for pump truck is designated left of site 49.

Group walked out Easy Street.

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Big rock swimming hole Site and area was looked at.

The flood high water mark was discussed at Big Rock area.

Wood cutting for maintenance in big rock etc. will always be on going.

Ford way walking bridge for emergency egress was discussed at Pirates Point.

Chairman asked how many porta potties?

Porta potty regulations discussed.

Bridge discussion and location visit.

Steven Babin left meeting at 6:45

Site visit Benton's campground 5/9/12 6:45- 7:15 pm minutes (submitted by Steve Morton)

Looked at ford crossing and discussed walking bridge location beside ford

Walked back to parking lot.

Russ Gilman showed map with moat and drainage areas shaded blue. He would like to have a fence or markers on the sides of the road, to delineate the travel way, where the 2 drainage culverts go under the road, in case water ever flows over the road at these low points.

Meeting adjourned at approx. 7:15 by Chairman Dutto

Submitted by Steve Morton and Steve Babin