

TOWN OF THORNTON PLANNING BOARD MEETING MINUTES

Meeting Date: July 19, 2012

APPROVED

TBP  
Original to  
Town clerk  
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Binder  
Town File  
web  
9-27-12 JF

The Planning Board met and held a public meeting on Thursday, July 19, 2012 6:30 PM at the Thornton Town Hall.

**Board Members Present:** Steve Babin, Vice Chairman; Gloria Kimball, member; Carolyn Piantedosi, member; Frank Freeman, member; Sandy Macintosh, member; Steve Morton, Ex-officio; Fred Gunter, alternate; Russ Gilman, alternate.

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

**Members absent:** Tyler Phillips, Chairman.

**Please see attached sign in sheet**

6:35 p.m. Vice Chairman Steven Babin opened the meeting with the flag salute.

Vice Chairman Babin appointed Russ Gilman as a voting member until the arrival of Tyler Phillips.

**6:35 p.m. Regular Business**

Approval of Minutes: June 21, 2012

The board discussed the process for approving minutes. Ms. Decoteau suggested that the secretary would draft the minutes, then email them to the board members (mailing them to Russ Gilman and Sandy Macintosh). The board members would forward any amendments to the secretary to make before the meeting. A final draft will be emailed to board members prior to the meeting so that they do not have to spend additional time reviewing minutes during the meeting. A printed copy of the final draft with suggested changes will be made available for review prior to the meeting. Board members were encouraged to review the minutes via email or come in a few minutes early to be prepared to act on the minutes. The board agreed to this process.

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

**6:40 p.m. Steve Morton motioned to accept the minutes of 6-21-2012 as amended. Seconded by Gloria Kimball. Roll call, Frank Freeman – yes, Sandy Macintosh – yes, Gloria Kimball – yes, Carolyn Piantedosi – yes, Steve Morton- yes, Russ Gilman-yes, Steven Babin-yes. Motion passed 7-0.**

*Scenic Road Hearing Correspondence – Tree Removal on Scenic Road*

Steve Morton referenced a letter from Deachman & Cowie P.A. regarding the minutes of the June 13, 2012 selectmen meeting. Mr. Morton clarified that there is an error in these minutes that reference Mill Brook Road rather than Upper Mad River Road with regards to tree removal. Mr. Morton further clarified that the letter referenced by Mr. Cowie does

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not apply to Mill Brook Road, but rather Upper Mad River instead. Mr. Morton explained that the process of RSA 231:158 will be followed. The board agreed to have a letter drafted to Mr. Cowie explaining the situation and assuring him that the process will be followed for Upper Mad River Road and the chair or vice chairman will sign the letter.

Mr. Babin informed the residents in attendance, in anticipation of the public hearing regarding the Thornton Bluffs application, that the applicant has requested a deferral and that they may defer the hearing. The board explained that the application will be extended if the board agrees with their request. Frank Freeman asked if the board can decide not to grant this request. Vice-chairman Babin feels that it is in the best interest of the board to accept their request to defer. Frank Freeman recalled that in the past, the planning board has requested that the applicant be present when requesting a deferment. Ms. Piantedosi confirmed and stated that the applicant was not made aware of this, and in all fairness, they should be made aware if the board expects their attendance.

### *Benton Gravel Pit - Dust Complaint*

The board discussed a complaint letter received from Ron Daley regarding the dust and piles of dirt along the pond area. Mr. Morton suggested looking back to minutes of the excavation pit renewal meeting with Shirley Benton to verify the agreements made at that time and those items would need to be addressed, as well as if he is excavating outside of the permitted area. The board would like a copy of the letter from Mr. Daley sent to Mr. Benton, as well as a letter from the planning board requesting his response by the next planning board meeting. The board agreed that the chair or vice chair would sign the letter outside of the meeting. The board also requested that the minutes from the pit renewal meeting be copied for the board to review at their next meeting as well.

### **7:00 p.m. Public Hearing**

*Application for Site Plan Review/Recreational Campground*

*Applicant: CBDA Development, LLC/Location: US Route 3 PID 10-08-08*

*The board will consider a request to defer to August 16, 2012 submitted on behalf of the applicant.*

Mr. Babin opened the public hearing at 7:02 p.m. Mr. Babin read the letter of deferment request dated July 9, 2012 from Patrick Colburn, project manager asking to defer further consideration of the proposed Thornton Bluffs Campground to August 16, 2012. The board discussed the request.

### **\*\*Motion\*\***

**7:05 p.m. Steve Morton motioned to accept the request of Patrick Colburn, project manager for deferral until August 16, 2012. Seconded by Gloria Kimball. Discussion ensued regarding the time and location of the continued public hearing. Mr. Babin amended the motion to accept the deferment request and to continue the public hearing to August 16, 2012 at 7:00 p.m. at the Thornton Central School. Gloria seconded the amended motion. Steve Morton explained**

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that the request is to allow time for the applicant to provide information and feels that the planning board may need a deferment as well and would hope the applicant would agree should the board have a need. S. Morton explained that there is a lot of information that is needed and that takes time to gather. Ms. Decoteau explained that notice was given that the meeting may be deferred. Frank Freeman stated that he is abstaining in protest. Russ Gilman stated that he is going to abstain because he thinks that the people who came tonight should be allowed to speak. Roll call, Gloria Kimball – yes, Carolyn Piantedosi – yes, Steve Morton- yes, Steven Babin-yes, Sandy Macintosh – no, Russ Gilman-abstained, Frank Freeman – abstained. Motion passed 4-1-2.

**7:15 p.m. Other Business before the Board**

*Preliminary consultation/Paul Fresolone – ATV Rentals*

*Voluntary Lot Merger/Matson Map 17 lot 12-8 and new 8.1 acre parcel*

*Correspondence*

Mr. Fresolone met with the board to discuss his interest in opening an ATV rental business on the lower portion of Ham Farm property. Jon Ham is the property owner who consents to the use of his property. There is no other being proposed to the actual property, such as excavation or buildings. He would be operating from a camper. Mr. Fresolone explained that the ATVs would stay on the property, out of the water, and would follow NH Fish and Game laws.

The board agreed that they would require a minor site plan and the office staff will assist him in the process required for a minor site plan review.

*Voluntary Lot Merger/Matson Map 17 Lot 12-8*

The board reviewed the application for voluntary lot merger.

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

**7:25 p.m. Selectman Morton motioned to approve the voluntary lot merger for Lewis and Christine Matson of Map 17 Lot 12-08 with new lot 1 on recorded plan 14173. Seconded by Frank Freeman. Roll call, Frank Freeman – yes, Sandy Macintosh – yes, Gloria Kimball – yes, Carolyn Piantedosi – yes, Steve Morton-yes, Russ Gilman-yes, Steven Babin-yes. Motion passed 7-0.**

Vice Chairman Babin signed the application for voluntary merger.

Ms. Decoteau informed the board that when she receives information for the planning board she plans to copy it and place it in their folder so that they are aware of all information addressed to the board. The board thanked her for this new process.

*All Hazards Plan – Sugar Shack Campground.*

Ms. Decoteau informed the board that an All Hazards Plan was found in her inbox in reference to the Sugar Shack Campground, but that she is not sure who put it there. She is also concerned that the document is not signed by the Benton's or the Fire or

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Police Chief and does not contain a date of approval. The board agreed that they would not accept the document and that the Benton's document will need to be resubmitted with approving signatures and dates.

*Next Regular Meeting Date*

The board agreed that their next planning board meeting will be on August 16, 2012 at 6:00 p.m. at the Thornton Central School.

*Workshop Meeting*

The board discussed the need for a work session to finish drafting new rules of procedure for the board. Discussion continued on scheduling the meeting after the Master Plan Committee meets with the hopes of having a draft of the master plan to review. The board agreed to have a work session on August 2, 2012 at 6:00 p.m. at the town hall. The board requested an agenda for the work session.

Vice Chairman Babin recessed the meeting for 10 minutes.

**8:00 p.m. Public Hearing**

*Application for Excavation Permit*

*Applicant: Leigh Johnston/Map 15 Lot 69*

Steve Babin opened the public hearing at 8:00 p.m. and thanked the Johnstons for their patience in this process. The board reviewed the excavation application from Leigh Johnston. Ms. Decoteau reminded the board that there were conditions on this pit in the past and the board should continue in this fashion. The bonds are in place as required. The board discussed the conditions for the permit.

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

**8:15 p.m. Carolyn Piantedosi motioned to approve the excavation application for Leigh Johnston with seven conditions as follows:**

- 1. Days of Operation – Monday through Saturday, no Sundays or holidays.**
- 2. Hours of Operation – 7:00 a.m. to 5:00 p.m.**
- 3. Equipment may be refueled on site but no storage of fuel is allowed on site.**
- 4. Water quality degradation shall not occur as a result of the project.**
- 5. Dust control measures may be required if requested by the Thornton Planning Board.**
- 6. A crusher may be used and the planning board reserves the right to adjust the operating hours of said crusher if necessary.**
- 7. No foreign material, refuse or construction debris shall be used to fill side slopes except on site stumps.**

**Seconded by Gloria Kimball. Roll call, Frank Freeman – yes, Sandy Macintosh – yes, Gloria Kimball – yes, Carolyn Piantedosi – yes, Steve Morton- yes, Russ Gilman-yes, Steven Babin-yes. Motion passed 7-0.**

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Vice Chairman Babin closed the public hearing and signed the excavation permit.

*Other Business*

Steve Morton stated that he attended an excavation meeting with Mary Pinkham and it was determined that the town's excavation regulations will need to be updated. Fred Gunter and Steve Morton explained that the renewal process that the town is using will change once the regulations change. The anticipated changes will allow the board to issue a permit for a longer amount of time, which saves both time and money for the town and the applicants. Steve Morton suggested that they should request a meeting with Ms. Pinkham and the planning board to answer questions and the pit owners in the town should be invited as well.

*John Ham – ATV Rentals*

Mr. Ham informed the board that he approves of the use of his land for the ATV rental as discussed previously in the meeting. The board discussed the current use of the property and that the use may have to change if the site plan was approved.

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

**8:29 p.m. Vice Chairman Babin motioned to adjourn. Seconded by Steve Morton. Roll call, Frank Freeman – yes, Sandy Macintosh – yes, Gloria Kimball – yes, Carolyn Piantedosi – yes, Steve Morton- yes, Russ Gilman-yes, Steven Babin-yes. Motion passed 7-0.**

Respectfully submitted,

Jessi Fleury  
Board Secretary

# TOWN OF THORNTON PLANNING BOARD

## AGENDA Thursday, July 19, 2012

- 6:30 PM      REGULAR BUSINESS**  
Approval of Minutes: June 21, 2012
- 7:00 PM      PUBLIC HEARING:**  
Application for Site Plan Review / Recreational Campground  
Applicant: CBDA Development, LLC / Location: US Route 3 PID 10-08-08  
The Board will consider a request to defer to August 16, 2012 submitted on behalf of the Applicant.
- 8:00 PM      PUBLIC HEARING:**  
Application for Excavation Permit  
Applicant: Leigh Johnston / Map 15 Lot 69
- 8:30 PM      OTHER BUSINESS BEFORE THE BOARD**
1. Preliminary Consultation / Paul Fresolone – ATV Rentals
  2. Voluntary Lot Merger / Matson Map 17 Lot 12-8 and new 8.1 acre parcel
  3. Correspondence:
    - i. Deachman & Cowie re: tree removal on Mill Brook Road
    - ii. R. Duley re: concerns about Benton Gravel Pit off Cross Road
    - iii. Benton/Steel Family: re safety issues relative to the campground
  4. All Hazard Plan – Sugar Shack Campground
  5. Next Regular Meeting Date
  6. Workshop Meeting Date
-

# Planning Board Meeting

July 19, 2012

6:30  
7:00 p.m.

Sign In Sheet

**PLEASE PRINT YOUR NAME AND ADDRESS.**

Thank you!

1. Jane [unclear] 96 FATHER RD.
2. Sally Davis 50 Sugar Run
3. Donald HARRING 25 PEARCE HILL RD
4. DAVID AB JORNSON 4 LILY LAVE
5. Cheryl Abjornson 67 Sunrise Hill
6. Palata Sletta 2858 US Route 3
7. Cathie Sylvestor 2858 US Route 3
8. Cynthia Schofield 21 Campton St.
9. Byron O'Donnell 2913 US ROUTE 3
10. NANCY MEIER 15 Church St. Thornton, N.H.
11. LUTHER HAARTZ 18 HAARTZ WAY THORNTON NH
12. Dick Wolfe 16 Chadwick Place Thornton
13. DICK STUMCKE KATHLEEN STUMCKE
14. Miranda Sutton 2886 US RT 3
15. Patrick Sutton 2886 US RT 3
16. Russell Hallbrook 1753 NH Rt 175
17. Phyllis B. Hallbrook ? ?
18. Jonathan Hun Lincoln/Thornton

19. Robert T Paulsen Thornton
20. Dawn Matlock Thornton
21. Donald Manning 75 PEARED Hill Road Rd
22. Engvid McIver 2959 U.S. Rt. 3, Thornton
23. Norman Belanger R P.O. Box 983 Linden W, N.H.
24. Doug Johnston 54 Turkey Jim Rd Campton NH
25. Leigh Johnston " "
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