

TOWN OF THORNTON PLANNING BOARD

Approved on: _____
PB Initials: _____
Rec'd by Town Clerk on: 5/6/14
Town Clerk Initials: 292

Planning Board Meeting Minutes Thursday, March 20, 2014

TBP
4/17/14

CALL TO ORDER – SALUTE OF FLAG:

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

T. Phillips welcomed newly elected member, B. Regan.

T. Phillips welcomed back G. Kimball for another term.

ROLL CALL: The following members were present:

T. Phillips, Chairman	M. Peabody, Ex-officio	G. Kimball, Member
F. Freeman, Member	S. Macintosh, Member	B. Regan, Member

(S. Babin, Vice-Chairman arrived at 6:35pm)

REVIEW OF MEMBERSHIP/APPOINTMENT TERM:

T. Phillips reviewed the current membership of the Planning Board to be as follows:

T. Phillips	Member, Term Ends 2015	Appointment form on file.
S. Babin	Member, Term Ends 2015	Appointment form on file
M. Peabody	Ex-officio Member	Appointment form on file.
F. Freeman	Member, Term Ends 2016	Appointment form on file.
S. Macintosh	Member, Term Ends 2016	Appointment form on file.
F. Gunter	Alternate,	No appointment form on file.
G. Kimball	Member, Term Ends 2017	Appointment form on file.
B. Regan	Member, Term Ends 2017	Appointment form needs to be executed.

M. Peabody executed the oath of office for B. Regan.

MOTION: "To appoint F. Gunter as an alternate member to the Planning Board for a term of three years."

Motion: F. Freeman

Second: B. Regan

Discussion: None

Motion Passes: 6 – Yes, 0 – No

MOTION: "To appoint R. Gilman as an alternate member to the Planning Board for a term of three years."

Motion: G. Kimball

Second: B. Regan

Discussion: None

Motion Passes: 6 – Yes, 0 - No

T. Phillips suggested the Board wait to elect officers until the current Vice Chairman, S. Babin, is present.

The Board agreed.

T. Phillips opened the Public Hearing at 6:15pm.

Public Hearing: FRANKLIN / 4-LOT SUBDIVISION

Public Hearing to consider an application for a 4 Lot Subdivision submitted by John March of Mountain Mapping on behalf of property owners Douglas and Kristin Franklin for property identified as Tax Map 17 Lot 7-4103, located at 468 Upper Mad River Road.

J. March presented the application for the Franklins.

J. March indicated that there is a change to the proposal moving it to a 2-Lot subdivision rather than a 4-Lot subdivision.

J. March indicated on a plan that the 2 lots would be a 7.33 acre parcel identified as lot #4 on the application and an approximately 3.75 acre parcel which would include lot #1, lot #2 and lot #3 on the application submitted.

J. March indicated the new lot would be accessed from Upper Mad River Road.

J. March indicated that he would be sure that both lots have the required 100' of frontage on Upper Mad River Road.

J. March indicated the cul-de-sac boundary line would remain, allowing for the future option of going back to the 4-lot subdivision proposal.

T. Phillips asked Board members if they had any concern with the proposed 2-lot subdivision and specifically pointed out leaving the boundary line of the cul-de-sac as part of the boundary between the two lots.

No concern was expressed by other Board members present.

J. March indicated that a new plan would be submitted for consideration at the next meeting.

PLANNING ASSISTANT ITEMS:

Schedule a Site Visit:

T. Phillips stated that a Public Hearing to consider the removal of 9 trees from Upper Mad River Road which is classified as a Scenic Road is scheduled for the April meeting.

T. Phillips suggested holding a site visit to view the trees flagged for removal.

F. Freeman suggested members review the site on their own.

M. Peabody stated that holding a duly notice Site Visit allows abutters an opportunity to attend and point out any concerns they may have.

The Board determined to hold a site visit at 5:30pm on Thursday, April 17, 2014 and meet at the junction of Burbank Hill Road and Upper Mad River Road.

S. Babin arrived at 6:36pm.

Election of Officers:

T. Phillips noted that both the current Chairman and Vice Chairman are serving terms that expire in 2015 and suggested that at least one of the two positions be held by someone who will continue on to 2016.

The Board discussed various options regarding which members could serve in each of the two positions.

T. Phillips summarized by stating the three individuals nominated for Chairman and Vice Chairman are F. Freeman, S. Babin and T. Phillips.

F. Freeman declined the nomination to serve as Chairman or Vice Chairman.

T. Phillips asked members if they preferred to vote by ballot or by voice vote.

The Board determined to take a voice vote.

MOTION: "To nominate the current slate of officers remain as Chairman and Vice Chairman."

Motion: F. Freeman

Seconded: S. Macintosh

Discussion:

Motion Passes: 6 – Yes, 1 – No

T. Phillips called for a show of hands to indicate support for S. Babin to serve as Chairman.

Two members voted in the affirmative.

T. Phillips called for a show of hands to indicate support for T. Phillips to serve as Chairman.

Four members voted in the affirmative.

T. Phillips called for a show of hands to indicate support for S. Babin to serve as Vice Chairman.

A majority of the members voted in the affirmative.

T. Phillips summarized the outcome by stating that he is the Chairman and S. Babin is the Vice Chairman.

Notice of Public Hearing:

The Board reviewed the notice from the Planning Board for the Town of Lincoln for the Public Hearing to consider a Site Plan for 100 ft. monopole near Loon Mt. on Wednesday, April 9, 2014 at the Lincoln Town Office beginning at 6:00pm. Members commented that the notice is part of the legal requirements for projects with a regional impact.

CBDA Litigation update:

T. Phillips stated that the coverage of the Planning Board's legal fees relative to the CBDA case have been covered by the Town's Insurance carrier up until now.

T. Phillips stated the Board needs to determine who will represent the Planning Board in the pending litigation.

S. Babin noted that the attorney the Planning Board selects will need to write a brief for submission to the court and will have 15 minutes to plead the Town's case before the judge.

S. Babin noted it makes sense to have M. Cairns continue representing the Planning Board as he has handled it thus far.

T. Phillips reviewed the status of the pending litigation with CBDA.

R. Gilman stated his opinion that the Board should be prepared to work with the applicant to find an acceptable solution to the development of the site after the court has rendered a decision.

MOTION: "To engage the services of Matt Cairns to continue to represent the Planning Board in the on-going litigation with CBDA."

Motion: G. Kimball

Seconded: F. Freeman

Discussion: None

Motion Passes: 7– Yes, 0 – No

Review of Agenda Items for April:

T. Phillips reviewed the items on the agenda for the April meeting.

- a. Site Visit: Scenic Road-Upper Mad River Road prior to the meeting.
- b. Public Hearing: Scenic Road Tree Removal
- c. Public Hearing: BLA Sigurjonsson / Night Road
- d. Public Hearing: BLA Carigan / True Lane
- e. Public Hearing: BLA Rebeiro / Covered Bridge Road
- f. Public Hearing: 4 Lot Subdivision/ Brown / NH Rt. 49

T. Phillips noted that the agenda is full and asked the Board how they felt regarding following a policy to not allow the meetings to go past 10:00pm.

The Board members agreed to consider setting a 10:00pm time limit on Planning Board meetings.

T. Phillips reminded the Board members to review the applications prior to the meeting.

R. Gilman asked for clarification on the status of the Franklin subdivision.

T. Phillips explained that the Franklin subdivision will come back as a new application as they have changed it from a 4-Lot subdivision to a 2-Lot subdivision.

APPROVAL OF MINUTES:

The Board reviewed the minutes of February 20, 2014 which include changes submitted by G. Kimball and T. Phillips.

MOTION: "To approve the minutes of February 20, 2014 as amended."

Motion: F. Freeman

Second: G. Kimball

Discussion:

S. Babin stated page 4 seventh sentence needs to read "the state of New Hampshire has guidelines that regulate the square footage required per animal".

R. Gilman stated page 5 makes a reference to cisterns and asked if the regulations specified the size required. A discussion followed regarding the fire suppression standards of the Subdivision Regulations and the state regulations regarding the installation of individual fire suppression systems.

R. Gilman asked for clarification on what is required for fire suppression in the case of F. Dubach building his new home.

T. Phillips stated that F. Dubach is not required to install an individual fire sprinkler system for his new home as the condition of approval for the subdivision requiring sprinkler systems is not enforceable.

T. Phillips stated the phrase "should only approve cisterns for fire suppression needs of new subdivisions" be changed to "should only approve cisterns for satisfying the fire suppression requirements of new subdivisions".

Motion Passes: 5-Yes, 0-No

B. Regan, S. Macintosh abstained

T. Phillips stated that the voters passed all of the proposed zoning amendments.

T. Phillips thanked all the members for their work on the Zoning Ordinance.

R. Gilman stated he was not present at the meeting when there was a discussion regarding Planning Board members receiving a stipend for their time at the Planning Board meetings.

R. Gilman suggested that members could be compensated for mileage.

S. Babin reminded the members that he initially brought up the idea of members receiving a stipend to encourage people to serve on the board.

T. Phillips suggested that N. Decoteau can look into the option of reimbursing Planning Board members for mileage.

ADJOURNMENT:

At 7:45pm the following motion was made:

MOTION: "To adjourn."

Motion: S. Babin

Second: G. Kimball

Discussion: None

Motion passes: 7 – Yes, 0-No

Respectfully Submitted,
Nancy Decoteau