

TOWN OF THORNTON PLANNING BOARD

Approved on: 10/16/14
PB Initials: SD
Rec'd by Town Clerk on: 10/17/14
Town Clerk Initials: agz

Planning Board Meeting Minutes Thursday, September 18, 2014

CALL TO ORDER – SALUTE OF FLAG:

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

ROLL CALL: The following members were present:

T. Phillips, Chairman	S. Babin, Vice Chairman	M. Peabody, Ex-Officio
F. Freeman, Member	S. Macintosh, Member	G. Kimball, Member
B. Regan, Member	F. Gunter, Alternate	R. Gilman, Alternate

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of August 21, 2014 as amended."

Motion: B. Regan

Second: G. Kimball

Discussion: N. Decoteau stated the typo corrections sent in by G. Kimball are reflected in the minutes presented for approval.

Motion passes: 7 – YES, 0-NO

OTHER BUSINESS:

1. Elvira Pope: Pope Auto Sales / Map 16 Lot 7-6 / 28 Pope Drive

T. Rice stated that the regulations at the state level have changed and will no longer classify their car sales operation as a bonded dealer.

T. Rice stated they will have to be classified as either a retail dealer or wholesale dealer because the State is doing away with the bonded dealer.

T. Rice stated that the new regulations require that a garage area be included as part of the operation of the dealership and that the State requires information stating the current operation is in compliance with Zoning.

T. Rice clarified that Map 16 Lot 7-6 is the parcel with the single family residence with an attached garage which is the garage they have been using to prepare cars for the sale lot at Map 16 Lot 7-62.

T. Rice confirmed that the garage space is not open to the public but used exclusively as a small office space and an area to prepare cars for the sale lot.

T. Rice stated the two lots are not adjoining parcels.

M. Peabody stated the property is located in the General Residence zone.

It was determined that Auto Repair and Auto Sales are not allowed uses in the General Residence zone.

T. Phillips stated that a variance would be required from the ZBA to allow the garage on Map 16 Lot 7-6.

T. Phillips explained the process involved in applying for a variance.

The application form was provided to T. Rice.

B. Regan pointed out that one aspect of the application process relates to whether or not a hardship exists and that

T. Rice may want to point the fact that the state has changed the regulations.

2. Voluntary Lot Merger: Bradley Map 3 Lot 4-10 & 4-10A

N. Decoteau provided a small scale tax map showing the two parcels to be merged.

F. Freeman asked if there were dwellings on the parcels.

N. Decoteau reviewed the property record cards and noted that Map 3 Lot 4-10 has car-ports and a lean-to listed under features and Map 3 Lot 4-10A has nothing listed under features or buildings.

N. Decoteau stated that Map 3 Lot 4-10A is a .75 acre parcel and Map 3 Lot 4-10 is a 41.09 acre parcel.

N. Decoteau clarified that if approved the resulting lot would be identified as Map 3 Lot 4-10.

S. MacIntosh asked if the parcels were under the same ownership.

N. Decoteau stated the deeds are in the same name: Ralph Bradley and Ruth Bradley.
T. Phillips noted that both signatures appear on the Application for Voluntary Merger form.

MOTION: "To approve the Application for Voluntary Merger submitted by Ralph and Ruth Bradley to merge Map 3 Lot 4-10 and Map 3 Lot 4-10A."

Motion: S. Babin
Second: G. Kimball
Discussion: None
Motion passes: 7 – YES, 0-NO

PUBLIC HEARING - 2-Lot Subdivision

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

Public Hearing to consider an Application submitted by J. March of Mountain Mapping for a 2-Lot Subdivision of property located on Maher Ave identified as Tax Map 6 Lot 13-1-2 owned by Ahmed M. Mohamed.

J. March presented the application as the agent for property owner Ahmed M. Mohamed.

J. March stated that Map 6 Lot 13-1-1 was initially created with an approved subdivision recorded at the Grafton County Registry of Deeds on April 26, 2005 as Plan #11808 showing the Tax Map 6 Lot 13-1-1 as a 1.06 acre parcel.

J. March stated an approved 8-Lot subdivision plan was recorded at the Grafton County Registry on December 20, 2006 as Plan#12600 showing Tax Map 6 Lot 13-1-1 as a 2.40acre parcel.

J. March submitted a copy of Plan#12600 and stated that the line shown on the plan marking the southerly border of Map 6 Lot 13-1-1 with the designation "*Lot lines to be extinguished*" should not have had the "*Lot lines to be extinguished*" designation.

J. March explained that the "*Lot lines to be extinguished*" designation should have appeared on the lot line on the westerly side of Map 6 Lot 13-1-2 which would have resulted in Map 6 Lot 13-1-1 being a 1.06 acre parcel and Map 6 Lot 13-1-2 being a 2.74 acre parcel.

J. March stated he became aware of the mistake on Plan#12600 when he was asked to do a septic plan on Map 6 Lot 13-1-1 and is before the Planning Board requesting the correction of the acreage/boundary lines for Map 6 Lot 13-1-1 and Map 6 Lot 13-1-2.

T. Phillips clarified that presently, Map 6 Lot 13-1-1 is recorded as a 2.40 acre parcel.

J. March confirmed that was correct and stated his intention to make the correction to the acreage/boundary lines for Map 6 Lot 13-1-1 and Map 6 Lot 13-1-2.

T. Phillips asked if the current owners believe they own a 1.06 acre parcel or a 2.40 acre parcel.

J. March stated in 2008 Map 6 Lot 13-1-1 was transferred to Win Win Properties LLC and the deed description refers to "*Lot 1 on Plan 11808*" which shows the parcel as a 1.06 acre parcel.

T. Phillips suggested that before the Planning Board approves any changes to the recorded acreage of Map 6 Lot 13-1-1 it would be important to obtain a written statement agreeing to the proposed change from the current owner of Map 6 Lot 13-1-1.

T. Phillips asked if there is any subsequent deed transferring Map 6 Lot 13-1-1 which includes a description of the parcel as the 2.40 acre parcel.

J. March stated that no subsequent deeds describe Map 6 Lot 13-1-1 as a 2.40 acre parcel depicted on Plan #12600.

J. March stated that making the corrections to the lot lines of Map 6 Lot 13-1-1 and Map 6 Lot 13-1-2 was the first part of his proposal and that identifying a new "Lot 9" is the second part of his proposal.

F. Gunter asked if J. March had documentation verifying Ahmed M. Mohamed owns Map 6 Lot 13-1-2.

J. March stated he has the deed of transfer to Ahmed M. Mohamed for the parcel.

J. March presented a plan titled "*Subdivision of Lot 1, Moose Haven, Route 175 Thornton, NH*".

N. Decoteau stated that the plan being presented at this time was delivered to the office on Sept 17, 2014 to replace the plan originally submitted with the application on August 25, 2014 titled "*Subdivision of Lot 2, Moose Haven, Route 175 Thornton, NH*".

The Board members reviewed the two large copies of *Subdivision of Lot 2, Moose Haven, Route 175 Thornton, NH* plan and a small copy was provided to each member as well.

S. Babin summarized that the proposal takes the combined acreage of Lot 1 (2.4ac) and Lot 2 (1.40ac) from Plan # 12600 and generates Lots 1, 2 and 9 on the plan submitted for consideration.

S. Babin stated that the plan presented shows Map 6 Lot 13-1-1 as 1.06 and restated the importance of getting the current owner's input/support on the proposed plan.

F. Freeman asked if the current owner's deed references the acreage of the parcel Map 6 Lot 13-1-1 as 1.06 acres.

J. March stated the deed references it as 1.06 acres.

N. Decoteau asked for clarification for the record if the "*1.06 acres*" is referenced in the deed or "*Lot 1 on Plan 11808*" is referenced in the deed.

J. March agreed that the deed includes the "*Lot 1 on Plan 11808*" description and not the "*1.06 acres*" description.

T. Phillips asked, since the current owner of Map 6 Lot 13-1-1 does not own the land shown as Lot 9 on the proposal, then who does own the land.

J. March stated that Ahmed M. Mohamed is the current owner of all of the area in question.

T. Phillips summarized the purpose of the proposal is to reestablish the southerly boundary line of Map 6 Lot 13-1-1 to depict the original 1.06 acre parcel shown on recorded Plan # 11808.

J. March agreed and added that Lot 9 would be a new lot created.

T. Phillips asked regarding the conditions of approval for the 8 Lot Subdivision recorded as Plan#12600 specifically as to any fire suppression requirement/agreement.

T. Phillips referenced Note 4 on Plan# 12600 which states, "*Houses constructed on Lots 2, 3, 4, 5, 6 & 7 shall have fire protection sprinkler systems installed*" and stated that it was his recollection that the developer opted to install fire protection sprinkler systems instead of a fire pond.

J. March agreed that the installation of fire protection sprinkler systems was not a requirement the Planning Board imposed but rather it was the option chosen by the developer at the time.

J. March stated that expecting that a fire protection sprinkler system be installed in a house constructed on Lot 9 would not be unreasonable and stated that the property owner is already in communication with the Fire Chief.

S. MacIntosh asked regarding Lots 3 and 4 shown on the plan which do not have frontage.

T. Phillips stated that the developer needs to be aware that obtaining approval for a Zoning Compliance Application can be a challenge for lots without frontage and that now would be the time to make any possible changes to the plan to provide frontage on all the lots.

J. March stated he understood and added that as a practical matter it probably could not be done.

S. MacIntosh asked if Lot 2 shown on the plan originally contained the acreage being shown as Lot 2 and Lot 9 on the plan.

J. March stated that Lot 2 did originally include the acreage shown as Lot 2 and Lot 9 on the plan.

S. Babin clarified that the original intent was for Lot 2 to originally include the area shown as Lot 2 and Lot 9 on the plan and clarified that Map 6 Lot 13-1-1 (Lot 1) was recorded as a 2.40 acre parcel that included the acreage shown as Lot 9 on the plan.

T. Phillips suggested that acreages should be shown for Lots 1, 2 and 9 on the plan and included in the Lot Sizing Chart.

T. Phillips again stated the importance of getting something in writing from the current owner of Map 6 Lot 13-1-1 stating his support/agreement with the proposal.

T. Phillips asked if the wetlands are delineated on the plan.

J. March stated the wetlands have been delineated on the plan.

T. Phillips asked if the Planning Board members wanted to make a determination regarding what the fire suppression requirement should be or defer judgment to the Fire Chief.

M. Mahmoud stated he spoke to Chief Tobine before he retired and recalled that Chief Tobine said a fire sprinkler system would not be required for a house on a lot accessed by a single driveway that serves two homes.

M. Mahmoud added that he spoke to the owner of Map 6 Lot 13-1-1 and that the owner said he recognizes that he owns a 1.06 acre parcel.

M. Mahmoud reported that the deed for Map 6 Lot 13-1-1 describes the 1.06 acre parcel.

M. Mahmoud stated he did not want to go through the expense of getting the current owner to provide a document stating his understanding that he owns a 1.06 acre parcel of land (Map 6 Lot 13-1-1) and added that there is nothing that can change the fact the current owner only owns the 1.06 acre parcel of land.

M. Mahmoud stated the current owner of Map 6 Lot 13-1-1 received a notice of the public hearing and would have been in attendance if they had any objection.

M. Mahmoud stated that if the Planning Board requires something in writing from the current owner of Map 6 Lot 13-1-1 that they would be setting a new precedent that would require something more than a Notice of Public Hearing be sent to abutters.

S. Babin asked for M. Mahmoud to identify himself and asked if he is the property owner.

M. Mahmoud stated his name and indicated that he is not the current property owner of any of the parcels under consideration but is a former owner who has some interest in the proposal before the Planning Board.

T. Phillips stated that this circumstance is unique in that a recorded plan shows Map 6 Lot 13-1-1 as a 2.40 acre parcel.

T. Phillips continued that although J. March has presented a deed that refers to "Lot 1 on Plan 11808" there is a concern that the Planning Board may not be aware of any subsequent deeds for the parcel which may refer to it as the 2.40 acre parcel shown as Lot 1 on Plan 12600.

M. Mahmoud restated that the Planning Board's job is not to track down every abutter, and if they require a letter from the current owner of Map 6 Lot 13-1-1 they would be setting a standard for the future.

M. Mahmoud asked if in the future the Planning Board intends to contact any abutter who does not attend a Public Hearing for which they received notice.

F. Freeman stated that the current owner of Map 6 Lot 13-1-1 is not just a casual abutter.

J. March stated his appreciation of the desire of the Planning Board to be super thorough.

M. Mahmoud stated his agreement to include a fire protection sprinkler system in the house to be constructed on Lot 9 on the plan so that the issue of fire suppression was settled.

F. Freeman asked for confirmation that M. Mahmoud does not currently own the property being considered as part of the proposal.

J. March indicated that Ahmed M. Mohamed owns the property not M. Mahmoud.

F. Freeman noted that since M. Mahmoud is not the property owner then he can not agree to install a fire protection sprinkler system.

T. Phillips stated that there are two competing documents regarding the description of Map 6 Lot 13-1-1: the current deed and the last recorded plan # 12600.

T. Phillips stated it is not unreasonable to request a document be obtained from the current owner of Map 6 Lot 13-1-1 that states his understanding that the current proposal shows Map 6 Lot 13-1-1 as a 1.06 acre parcel.

M. Peabody asked how specific the Notice of Public Hearing was.

N. Decoteau stated the Notice stated the following: "*Public Hearing to consider an Application submitted by J. March of Mountain Mapping for a 2-Lot Subdivision of property located on Maher Ave identified as Tax Map 6 Lot 13-1-2 owned by Ahmed M. Mohamed*".

T. Phillips asked if the Notice was sent for a subdivision of Tax Map 6 Lot 13-1-2.

N. Decoteau stated the plan submitted with the application on August 25, 2014 was titled "Subdivision of Lot 2, Moose Haven, Route 175 Thornton, NH" and the application listed Tax Map 6 Lot 13-1-2 as the parcel being subdivided.

N. Decoteau stated that on September 17, 2014 J. March delivered a revised plan to be considered titled "Subdivision of Lot 1, Moose Haven, Route 175 Thornton, NH".

N. Decoteau stated that the Notices were sent listing Tax Map 6 Lot 13-1-2 as that was what was indicated on the plan submitted with the application.

T. Phillips stated that the parcel being subdivided is actually Tax Map 6 Lot 13-1-1 and that the Public Hearing would need to be Noticed again listing Tax Map 6 Lot 13-1-1 as the parcel being subdivided.

The Board agreed that a second application fee would not need to be collected but that the certified/return receipt notice fees should be paid by the applicant.

M. Peabody asked N. Decoteau to look up the current owner of Tax Map 6 Lot 13-1-1 to confirm that WinWin Properties own it and received a Notice of the Public Hearing.

N. Decoteau stated property record card reflects the current owner of Tax Map 6 Lot 13-1-1 is listed as A. Katz and J. Gavin with a date of transfer of May 2, 2014.

N. Decoteau stated property record card reflects that WinWin Properties purchased the property in June 2008, and G. Shulman purchased the property in May 2009.

T. Phillips asked how the Town is currently identifying the parcel shown on the plan as Lot 9.

J. March stated that the Tax Map currently shows the area of Lot 9 as shown on the plan as Tax Map 6 Lot 13-1-1 and added that they are not asking for final approval this evening.

T. Phillips stated the Notice of Public Hearing needs to be sent for Tax Map 6 Lot 13-1-1 (not Tax Map 6 Lot 13-1-2).

T. Phillips reminded the applicant of the issues discussed that will need to be finalized: fire suppression, frontage for Lots 3 and 4.

T. Phillips asked the Board members if they have any comments on the plan presented.

T. Phillips asked that the land area table include information for lots 1, 2 and 9 on the plan.

M. Mahmoud clarified that the correct abutter needs to be notified and the Notice needs to be for Lot 1.

T. Phillips stated that it will be like a new application, but that the Planning Board will waive the application fee and have the applicant just pay for the certified notices.

M. Mahmoud asked if all the abutters need to be notified again.

T. Phillips stated that it is necessary to do so to comply with state statute.

J. March agreed that he will submit a new application for next month.

T. Phillips closed the public hearing at 7:42pm.

PUBLIC HEARING - Adoption of Amended Thornton Campground Regulations

T. Phillips opened the Public Hearing at 7:48pm.

Public Hearing to consider the adoption of the amended Town of Thornton Campground Regulations which were adopted by the Planning Board in August of 2000. The full text of the document under consideration is available for review at the Town Office and the town website: <http://www.townofthornton.org>.

T. Phillips stated the Planning Board attorney responded in writing regarding the letter from J. Cronin read by a member of the public at the meeting last month.

T. Phillips asked if there is any public input.

No public input was received.

T. Phillips asked if the members wanted to continue the Public Hearing later in the meeting, after they have an opportunity to review the legal opinion.

MOTION: "To continue the Public Hearing to consider the adoption of the amended Town of Thornton Campground Regulations which were adopted by the Planning Board in August of 2000 to 9:30pm this evening."

Motion: S. Babin

Second: B. Regan

Discussion: None

Motion passes: 7 – YES, 0-NO

OTHER BUSINESS:

3. **Pemi River Campground:** Designation of area above the 100-year Flood elevation.

G. Warren presented a plan with the area designated as not being in the flood zone identified.

G. Warren stated there is a note on the plan which reads: "The intent of the plan is to use the Campground Subdivision Plan to show the area(s) above the 100-year Flood elevation, which is where structures are to be located in the off-season and during low water levels of the Pemigewasset River."

G. Warren stated the stamp of State licensed professional engineer, Thomas A. Duffield appears on the plan.

T. Phillips stated that the Site Plan approval received in June 2013 included the allowance for reconsideration of the requirement to move 4 rental recreational vehicles off site if new floodplain elevation information was provided.

S. Babin described the areas for the record as follows:

- a 14,000 sq. ft. area around the main office and residence
- a 5,700 sq. ft. area around the second residence (modular home)
- a 43,200 sq. ft. area encompassing all of sites 60, 82, 83, 84, 85, and 90 along with portions of sites 86 and 87.

T. Phillips asked G. Warren to identify which area the 4 rental recreational vehicles would be moved to.

G. Warren indicated that the 4 rental recreational vehicles would be moved to the 14,000 sq. ft. area around the main office and residence.

G. Warren stated that the residence will provide screening so that the 4 rental recreational vehicles will not be seen from the road.

T. Phillips stated that G. Warren will no longer be required to move the 4 rental recreational vehicles off site and will be allowed to place them in the designated area as discussed and remain in compliance with his site plan approval.

4. J. March: Informational – Family Compound

J. March presented a site plan of Map 15 Lot 6-1 showing a 50 acre parcel of land with a single family home.

J. March stated there is a question as to whether or not a second single family home could be placed on the parcel and if so what the process would be to do so.

D. King stated that the property is currently for sale and a potential buyer is interesting in making it a family compound that would have a separate home for family to use.

D. King stated that from the perspective of a real estate agent she is getting more and more people looking for "family compounds".

J. March indicated that the potential buyer has no plan to further subdivide the parcel but would like to provide separate housing for family.

T. Phillips explained that the Planning Board is currently in the process of determining how to handle applications for more than one home on a single parcel of land.

F. Freeman stated that at this time the matter would be addressed by submitting a Zoning Compliance Application.

D. King stated she does not see in the Zoning Ordinance where the regulation stating that only one dwelling per acre per parcel is located.

D. King stated she understands that the “one dwelling per acre” requirement but can not see where the limitation of having only one dwelling per parcel is included.

T. Phillips stated the Planning Board has asked more than once for a legal response to that question and that the response has been that it is implicit because we require subdivision.

T. Phillips stated the Planning Board is not satisfied with that response and that the Planning Board does not have an answer at this time.

M. Peabody stated that when applications like this were submitted in the past, the applicant was given the recommendation to place the second dwelling in a location such that would allow for future subdivision.

F. Freeman stated that at this time, the applicant would need to submit a Zoning Compliance Application.

F. Gunter stated that currently there are no regulations which would prohibit adding a second single family home on the 50 acre parcel which has an existing single family home.

5. One dwelling per acre per parcel information:

T. Phillips stated that the Planning Board does need to discuss the issue and make a determination as to whether or not propose a zoning amendment.

T. Phillips stated that method proposed of changing the Site Plan Review Regulations to include a review of applications which involve the placement of a more than one single family dwelling on a parcel.

F. Freeman asked to poll the board as to whether or not they support working on some type of zoning amendment to regulate the placement of more than one home on a single parcel of land.

The members were asked if they wanted to work on some type of zoning amendment which would regulate the placement of more than one home on a single parcel of land and responded as follows:

T. Phillips - Yes	S. Babin - Yes	M. Peabody – No	F. Freeman - No
S. Macintosh – No	G. Kimball – No	B. Regan - Yes	F. Gunter – Yes
R. Gilman – no vote			

N. Decoteau stated there are 4 in favor and 4 against working on the zoning amendment.

M. Peabody stated that she is not sure what the majority of the Board of Selectmen on this matter is and would ask that it be addressed at the next Board of Selectmen meeting.

6. Correspondence:

N. Decoteau stated that two copies of the North Country Council Preliminary draft of “A Plan for New Hampshire’s North Country” are available for members to review.

7. Review Notice of Action letter re: Whitehouse Pit

The Board reviewed the Notice of Action regarding the items included for reclamation of the Whitehouse pit which included the following:

Pursuant to RSA 155-E:5 Minimum and Express Reclamation Standards the following action is required for the reclamation of the Whitehouse Excavation Pit on Map 16 Lot 4-29:

- 1. the slope areas adjacent to Day Drive and the cul-de-sac need to be stone stabilized or perennial vegetation,*
- 2. the slope area where there is evidence of a concentrated flow of water off of Day Drive requires a durable stone ditch,*
- 3. the small area of slope on the east side of the access road into the pit needs to be vegetated with perennial vegetation,*
- 4. stabilize one small area along protruding slope into pit with perennial vegetation,*
- 5. properly clean up and dispose of the two areas of oil/fuel stained dirt on the pit floor in a manner consistent with State statute, and*
- 6. remove all debris: tires, barrels, and all other items on the pit floor.*

Reclamation shall be complete by April 1, 2015.

A site visit by the Planning Board will be performed to confirm reclamation is complete.

Should reclamation not be completed by the deadline funds will be requested via the North American Specialty Insurance Company through the Rowley Agency in regard to Bond No. 110675 in the amount of \$10,000 held on behalf of Robert Whitehouse Sr. for the reclamation of the gravel pit.

The Board agreed to make the completion date April 1, 2015.

The Board agreed to send the Notice of Action to the following:

Whitehouse Estate, the agency that holds the current bond and the new owners of the parcel.

T. Phillips signed the form.

At 9:00pm the following motion was made:

MOTION: "To enter non-public session in accordance with RSA 91-A:3 II(e) Pending Litigation".

Roll Call Vote:

T. Phillips - Yes

S. Babin - Yes

M. Peabody - Yes

F. Freeman - Yes

S. Macintosh - Yes

G. Kimball - Yes

B. Regan - Yes

Motion passes: 7 - 0

Motion: B. Regan

Second: G. Kimball

Discussion: None

Motion passes: 7 - YES, 0-NO

The Board returned from non-public at 9:24pm.

Public Hearing: Campground Regulations

T. Phillips opened the Public Hearing Public Hearing to consider the adoption of the amended Town of Thornton Campground Regulations which were adopted by the Planning Board in August of 2000 at 9:30pm.

MOTION: "To delete Section III. Special Conditions C. The owner or manager of the campground is liable for claims arising from campground activity and to renumber the list accordingly."

Motion: F. Freeman

Second: S. Babin

Discussion: None

Motion passes: 7 - YES, 0-NO

T. Phillips closed the public hearing at 9:40pm.

The Board determined that a Public Hearing on the amended campground regulations would be set for next month and that the expectation is to vote on the adoption of the updated document.

ADJOURNMENT:

At 9:45pm 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

TOWN OF THORNTON PLANNING BOARD

AGENDA

Thursday, September 18, 2014

6:00PM

A. CALL TO ORDER – SALUTE OF FLAG:

B. ROLL CALL:

T. Phillips, Chairman	S. Babin, Vice Chairman	M. Peabody, Ex-officio
F. Freeman, Member	S. Macintosh, Member	B. Regan, Member
G. Kimball, Member	F. Gunter, Alternate	R. Gilman, Alternate

C. 6:30pm PUBLIC HEARING - 2-Lot Subdivision

Public Hearing to consider an Application submitted by J. March of Mountain Mapping for a 2-Lot Subdivision of property located on Maher Ave identified as Tax Map 6 Lot 13-1-2 owned by Ahmed M. Mohamed.

D. 7:00pm PUBLIC HEARING - Adoption of Amended Thornton Campground Regulations

Public Hearing to consider the adoption of the amended Town of Thornton Campground Regulations which were adopted by the Planning Board in August of 2000. The full text of the document under consideration is available for review at the Town Office and the town website: <http://www.townofthornton.org>.

E. APPROVAL OF MINUTES:

August 21, 2014 Regular Meeting

F. OTHER BUSINESS:

1. Pemi River Campground: area out of flood zone identified
2. J. March: Informational – Family compound (multiple single family homes on one parcel)
3. Elvira Pope:
4. Review Notice of Action letter re: Whitehouse Pit
5. Voluntary Lot Merger: Bradley Map 3 Lot 4-10 & 4-10A
6. One dwelling per acre per parcel information:
7. Correspondence:
 - a. NCC: Preliminary draft of A Plan for New Hampshire's North Country (2 copies available)

G. NON PUBLIC: RSA 91-A:3 Non-Public II (e) Pending Litigation

H. ADJOURNMENT

Planning Board
September 18, 2014
SIGN IN SHEET (Please Print)

1	Robert Tice	Robert Tice
2	Elva Pope	ELVIRA POPE
3	John March	Thornton NH
4	Darlene Jennings	Campton
5	Wallace Dawson	Thornton
6	PEARL BARNARD	THORNTON
7	STEPHEN BARNARD	THORNTON
8	Charlie	Thornton
9	John E.	Thornton
10	JERRY WARREN	
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