

# TOWN OF THORNTON PLANNING BOARD

Approved on: 19 March 2015  
PB Initials: SB  
Rec'd by Town Clerk on: 3-20-15  
Town Clerk Initials: JJ

## Planning Board Meeting Minutes Thursday, February 19, 2015

### CALL TO ORDER – SALUTE OF FLAG:

S. Babin called the meeting to order at 6:04pm and led the pledge of allegiance.

### ROLL CALL: The following members were present:

S. Babin, Vice Chairman	F. Freeman, Member	B. Macintosh, Member
G. Kimball, Member	N. Decoteau, Ex-officio	J. Piehn, Alternate

**Note:** T. Phillips, Chair and C. Schofield, Alternate arrived after roll call.

**MOTION:** "To appoint the following as a voting member for the meeting: J. Piehn in place of B. Regan's open position."

Motion: G. Kimball

Second: S. Babin

Discussion: None

Motion passes: 6 – YES, 0-NO

### APPROVAL OF MINUTES:

**MOTION:** "To approve the Minutes of January 15, 2014 as amended."

Motion: G. Kimball

Second: F. Freeman

Discussion: B. Regan stated that changes were submitted by G. Kimball, C. Schofield and T. Phillips.

B. Regan stated the changes have been incorporated in the final document for signature.

Motion passes: 6 – YES, 0-NO

**MOTION:** "To approve the Non-Public Minutes of January 15, 2014 as presented."

Motion: N. Decoteau

Second: G. Kimball

Discussion: None

Motion passes: 6 – YES, 0-NO

T. Phillips upon arrival at 6:12pm assumed the Chair.

### REPORT & RECOMMENDATION:

B. Regan presented a proposed Alternate/Member Policy/Procedure. (draft)

Board members briefly reviewed the document.

B. Regan suggested the members read through the document and offer any comments and suggestions at or before the next meeting.

### CORRESPONDENCE:

B. Regan stated the North Country Council Newsletter was available for review.

### OTHER BUSINESS:

## 1. CIP Committee Update

C. Schofield made a brief presentation regarding the work of the Capital Improvement Planning (CIP) Committee.

C. Schofield emphasized the point that additional members are needed on the committee.

The Board agreed that the CIP is a valuable tool that assists in keeping the town tax rate stable.

### **PUBLIC HEARING: 4-Lot Subdivision / 125 Sullivan Drive - Map 8 Lot 14-1**

T. Phillips opened the Public Hearing at 6:40pm and read the following notice into the record:

*Public Hearing to consider an application for a 4-Lot Subdivision submitted by French Land Services, Inc. as agent for property owners 125 Sullivan Farm, LLC; Peter McGonagle, et al; and Maureen Sullivan-Lajczok as to the property located at 125 Sullivan Drive and identified as Tax Map 8 Lot 14-1.*

B. Regan presented a brief overview of the application.

K. French presented the details of the application on behalf of the property owners by describing plan details and offering information and plan regarding potential future subdivision and restrictive covenants.

K. French further asserted he had met with the Fire Chief and Road Agent and they were comfortable with the details or the present plan.

B. Regan reviewed the Preliminary Checklist for the members.

P. Daley stated his concern that the promise that not more than 21 new lots would be created in the future is only by verbal agreement at this point and requested that the agreements be put in writing and become part of the record. P. Daley's comments and concerns were largely related to the potential for future subdivision.

P. Daley suggested that the subdivision be accessed via Mill Brook Road rather than Sullivan Drive.

K. French responded that consideration was given to allow access from Mill Brook Road but that steep topography would prohibit access to the proposed subdivision from Mill Brook Road.

M. Pomerantz, president of the Millbrook Association, stated that in the near future the members of the association will be voting on whether to add the parcel to the association.

T. Phillips asked if approval may happen before the submission of a final plan. M. Pomerantz acknowledged it could.

J. Sullivan, property owner, confirmed that the purchase and sale documents have recently been approved and that the intent is for the lots to become part of Millbrook Valley Association pending the members vote on the issue.

D. King-Jennings stated covenants will be in the deeds of sale of the four lots in the application before the board and future development would be limited to 21 lots.

P. Daley expressed concern over potential traffic on Sullivan Drive.

F. Freeman made note that at present no covenants run with the land in question.

B. Wilkie asked what the potential further subdivision of the 36 acre parcel was.

J. Sullivan stated that deeds for the new parcels would include the limitation of creating not more than a total of 21 new lots out of the 4 parcels.

T. Phillips reminded those present that only the current application, for a 4-Lot subdivision, is being considered on its merits at this time.

T. Phillips stated that a preliminary plan was being presented and that there will be further detail required on the final plan.

T. Phillips suggested a table reflecting the usable acreage for each parcel be included on the plan.

T. Phillips reminded the applicant to submit the written waiver request(s) as necessary and suggested that the irregular shape of Lot 3 should be addressed.

K. French stated the reason for the irregular shape of Lot 3, the 5 acre parcel, was to accommodate the wishes of family members to include specific existing structures and a field.

J. Sullivan noted M. Sullivan-Lajczok's Dad built the cabin and in an effort to have her keep it the need for irregular lot line arose.

T. Phillips stated that at the next meeting the Planning Board will review the application and consider accepting it as complete.

K. French asked if there were any other board member concerns regarding the proposal, specifically the way in which the access/ frontage requirement was represented on the plan.

B. Regan noted that it is contingent upon the acquisition of the small portion of land between the end of Yarding Road and the applicant's property. K. French acknowledged that fact.

S. Babin asked that a designation be made on the plan to reflect the portion of Sullivan Road and Yarding Road which is town maintained and the portion to remain privately maintained.

**MOTION: "To continue the Public Hearing to consider an application for a 4-Lot Subdivision submitted by French Land Services, Inc. as agent for property owners 125 Sullivan Farm, LLC; Peter McGonagle, et al; and Maureen Sullivan-Lajczok as to the property located at 125 Sullivan Drive and identified as Tax Map 8 Lot 14-1 to 6:30pm on Thursday, March 19, 2015."**

Motion: S. Babin

Second: G. Kimball

Motion passes: 7 – YES, 0-NO

#### **OTHER BUSINESS:**

##### **2. Whitehouse Reclamation-Bond Matter Update**

B. Regan updated the Board on the status of the Reclamation Bond for the Whitehouse gravel pit.

B. Regan stated that the Planning Board did send a certified letter to the bond company, the previous owner and the new owners regarding what needed to be completed for reclamation of the site and provided for a deadline of April 1, 2015.

B. Regan stated that he has been in contact with the bonding company and has received a copy of a new bond but that it does not include any detail as to what must be completed.

B. Regan stated the original bond has not been released and it is schedule to expire on May 1, 2015.

B. Regan asked the Board for direction as to how to proceed and stated the options are to either solidify the terms of the new bond and have it in place prior to May 1, 2015 or call the existing bond.

The consensus of the Board was to send a letter stating that the town plans to pull the existing bond if a new valid, bond with a specific description of the work to be performed is not in place by a certain deadline.

##### **3. DRA Current Use Refresher Course**

B. Regan stated that NH DRA is willing to do a class on Current Use and asked if any board members would be interested in attending.

Five board members indicated that they would be interested in attending.

**NON-PUBLIC:** Discussion pursuant to NH RSA 91-A, 3, II, (e)

At 8:07pm 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      F. Freeman - Yes      B. Macintosh- Yes  
G. Kimball - Yes      N. Decoteau - Yes      J. Piehn - Yes

Motion: S. Babin

Second: F. Freeman

Discussion: None

Motion passes: 7– YES, 0-NO

The Board returned from Non Public Session at 8:22pm.

**ADJOURNMENT:**

At 8:24pm the following motion was made:

**MOTION: "To adjourn."**

Motion: S. Babin

Second: G. Kimball

Discussion: None

Motion passes: 7 – YES, 0-NO

Respectfully Submitted,

Brian Regan, Planning Director

# TOWN OF THORNTON PLANNING BOARD

## AGENDA Thursday, February 19, 2015 6:00PM

**A. CALL TO ORDER – SALUTE OF FLAG:**

**B. ROLL CALL:**

T. Phillips, Chairman	S. Babin, Vice Chairman	F. Gunter, Alternate
F. Freeman, Member	B. Macintosh, Member	R. Gilman, Alternate
G. Kimball, Member	N. Decoteau, Ex-officio	C. Schofield, Alternate
J. Piehn, Alternate	D. O'Donnell, Alternate	

**C. APPROVAL OF MINUTES:**

- January 15, 2015 Regular Meeting
- January 15, 2015 Non-Public Session

**D. PUBLIC HEARINGS:**

1. 4 Lot Subdivision "The Sullivan Farm" 125 Sullivan Drive **Map 8-14-1**

**E. REPORT & RECOMMENDATION:**

1. Alternate Member Policy/Procedure (Draft)

**F. OTHER BUSINESS:**

1. Capital Improvement Planning (CIP) Committee – Update/Report
2. Whitehouse Reclamation-Bond Matter – Update/Report
3. DRA/Current Use Refresher Course?

**G. NON-PUBLIC:**

1. Discussions pursuant to NH RSA 91-A, 3, II, (e) – Re: Litigation

**H. CORRESPONDENCE:**

1. North Country Council Newsletter

**I. ADJOURNMENT**

Planning Board  
February 19, 2015  
SIGN IN SHEET (Please Print)

1	Paul DALY	26
2	YVETTE DALY	27
3	MIKE POMERANTZ	28
4	Jack Sullivan	29
5	Diane Devine	30
6	Ash Wylie	31
7	Darlene King Jones	32
8	Beth Wylie	33
9	CHRIS WYLIE	34
10	KEVIN FRENCH	35
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