

# TOWN OF THORNTON PLANNING BOARD

Approved on: JAN 19 2017  
PB Initials: SR  
Rec'd by Town Clerk on: 1/24/17  
Town Clerk Initials: BGR

## Planning Board Meeting Minutes Thursday December 15, 2016

### CALL TO ORDER – SALUTE OF FLAG:

Member B. Dutto led the Pledge of Allegiance and opened the meeting at 6:14 p.m.

### ROLL CALL:

Members present: B. Dutto, J. Gaites, R. Gilman, G. Kimball,

Members/Alternates absent: S. Babin\*, F. Freeman, J. Piehn, C. Schofield, F. Gunter, D. O'Donnell,

Others present: Brian Regan, John March, David Mosso, Gardiner Hall, Mary Hall, Skip Evans, Darlene King Jennings.

**PRELIMINARY:** In the absence of Chairman S. Babin, B. Dutto volunteered to act as Chairman. All members present were in favor.

**APPROVAL OF MINUTES:** (Item initially tabled and taken up after arrival of S. Babin)

Upon distribution to and review by the members the following action was taken:

**MOTION:** "To approve the Minutes of Thursday November 20, 2016 as amended."

Motion: G. Kimball

Second: J. Gaites

Discussion: None

Motion passes: 4-YES, 0-NO 1-Abstain (B. Dutto)

B. Dutto read the following:

**PUBLIC HEARING - 6:15 PM:** Application Submitted by John March, d/b/a Mountain Mapping for a Subdivision/ Boundary Line Adjustment to properties owned by Bruce H. & Susan B. Kominz identified as **Map 13 Lot 6-20, and Map 13 Lot 6-21** located on Judges Road.

B. Dutto opened the public hearing at 6:18 pm

J. March introduced himself as agent of the applicant and went on to once again describe the final plan submitted for the application.

J. March stated the property owner's driveway is over the property line and the house is too close to the lot line and as the result is violation of zoning. He further stated the proposed adjustment was to bring the parcel with the existing structure into compliance.

B. Regan asked why the applicant didn't opt for a "Voluntary Merger" as a way to bring the property into compliance.

J. March stated the owner wants to retain the separate lot for one of their children.

B. Dutto asked whether the resulting lots would, in fact, be at least one acre in area.

J. March replied that 'they would'.

B. Dutto closed the public hearing at 6:31 pm

**MOTION:** "To approve the application Submitted by John March, d/b/a Mountain Mapping for a Subdivision/Boundary Line Adjustment to properties owned by Bruce H. & Susan B. Kominz identified as **Map 13 Lot 6-20, and Map 13 Lot 6-21** located on Judges Road as shown on the final plan submitted."

Motion: G. Kimball  
Second: J. Gaites  
Discussion: None  
Motion passes: 4-YES, 0 -NO

The plan was then signed by the B. Dutto and J. Gaites.

B. Dutto read the following:

**PUBLIC HEARING - 6:30 PM: Application** submitted by John March, d/b/a Mountain Mapping for a Subdivision / Boundary Line Adjustment to properties owned by Robert J. LaRochelle, Jr. Trust identified as **Map 15 Lot 6-4-2 and Map 15 Lot 6-4-12** located on **Remington Road**.

J. March introduced himself as agent of the applicant and went on to describe the plan in support of the application before the board.

B. Dutto opened the public hearing at 6:33 pm

J. March introduced himself as agent of the applicant and distributed the final plan for the application to the board. J. March further described the proposed subdivision of an existing lot to create a smaller lot and adding area to the existing adjacent property owned by the applicant.

B. Regan noted the plan notes a "proposed dry hydrant" but that is not something now being considered by the board for approval as the existing subdivision is subject to residential sprinklers for fire protection.

J. March agreed the "proposed dry hydrant" was not part of the application before the board.

B. Regan also noted he received an inquiry from one of the abutters, LCJ Holdings, LLC, and they had no concerns with the proposal.

R. Gilman asked for clarification as to which was "lot #2".

G. Kimball also asked for further clarification as to just what lots would ultimately remain.

B. Regan and J. March assisted with clarifying the proposed lot identities.

R. Gilman expressed his intent to abstain.

Discussion ensued as to whether a vote of 3 in favor will suffice as a valid vote.

Finding no additional members of the public present B. Dutto closed the public hearing at 6:48 pm

**MOTION: "To approve the application for Subdivision Plan/Boundary Line Adjustment submitted by John March, d/b/a Mountain Mapping for properties owned by Robert J. LaRochelle, Jr. Trust identified as Map 15 Lot 6-4-2 and Map 15 Lot 6-4-12 located on Remington Road as submitted."**

Motion: G. Kimball  
Second: J. Gaites  
Discussion: None  
Motion passes: 3-YES, 0-NO, 1-ABSTAIN (R. Gilman)

The unsigned Mylar and plan copies were left with B. Regan pending confirmation of validity of 3 vote majority.

B. Dutto read the following and opened the public hearing at 6:51 pm

**PUBLIC HEARING - 6:45 PM: Application Submitted by John March, d/b/a Mountain Mapping for a Subdivision/ Boundary Line Adjustment to properties owned by Gardiner L. Hall & Mary W. Hall identified as Map 15 Lot 4-71 located at 72 Laundromat Road.**

J. March introduced himself as agent of the applicant and noted G. Hall and M. Hall as present. J. March also identified S. Evans as the prospective purchaser of a portion of the property.

J. March then distributed the final plan for the application to the board.

J. March further described the proposed subdivision of an existing lot to create one lot of just under an acre with existing structures to be retained by the applicant. The larger portion would be the lot to be sold.

B. Dutto asked why the remainder lot would be less than an acre when the entire parcel was multiple acres.

J. March and G. Hall explained an intent to keep some "uniformity" with abutting lot lines.

G. Hall expressed his understanding that "there was no minimum lot size in the Industrial zone".

J. March stated the "existing structures on this property are in compliance with zoning".

**Note:** S. Babin arrived at 6:58 pm.

B. Regan noted, although "Not Specified" in the Zoning Ordinance, Dimensional Requirements are still subject to review and consideration by the board. Additionally, he made note that any proposed development or change of use would be subject to Site Plan Review.

B. Regan advised the board he had a phone call from an abutter, V. Barton. He said she stated "they had no problem with the subdivision proposed". However she did express a concern for safety, especially of children, due to exposed "saw blades" on the property.

G. Hall stated he has "had issues with the Bartons in the past". He noted that due to some trespassing instances he had filed reports with Thornton Police Department.

R. Gilman requested clarification as to the prior use of the parcel as a "gravel pit" and wanted to get a better sense as to its proximity to the existing gravel pits owned by Dirt Designs and Leigh Johnston.

After general discussion amongst those present they site location was made clear.

G. Hall noted he had previously had a "utility pole mill" on the property.

R. Gilman advised he was "not opposed" to the proposal but felt the need to "go and look at it" before he would "feel comfortable voting on it".

The board reviewed checklist items as submitted by J. March.

B. Dutto closed the public hearing at 7:14 pm

**MOTION: "To accept the application as complete."**

Motion: G. Kimball

Second: J. Gaites

Discussion: None

Motion passes: 4-YES, 0-NO 1-ABSTAIN (R. Gilman)

**MOTION: "To approve the application Submitted by John March, d/b/a Mountain Mapping for a Subdivision of property owned by Gardiner L. Hall & Mary. W. Hall identified as Map 15 Lot 4-71 located at 72 Laundromat Road as depicted on the final plan submitted."**

Motion: G. Kimball

Seconded: S. Babin

Discussion: R. Gilman noted his objection that a lot of less than an acre was being approved.

Motion passes: 4-Yes, 0-No, 1-Abstain (R. Gilman)

The paper plans were left with B. Regan pending delivery of Mylar and recording fees from J. March.

B. Dutto relinquished the Chair and S. Babin assumed the position of Chairman.

**CORRESPONDENCE:**

Duffield Engineering & Consulting re: Stone Dam/Merrill Access Rd (Map 10 Lot 14-13)

B. Regan reminded the board of their request of an applicant to supply a letter from the NH Department of Revenue Administration as a condition of approval after site plan review. He further noted the correspondence presented was from the applicant's agent and not from the NH DORA. He then asked the board whether the correspondence was satisfactory or not.

S. Babin reminded the board that the plan as submitted was minimal at best.

B. Dutto noted that the difference between 1,000 cu yds. and 16-20,000 cu yds. seems to be significant.

S. Babin offered to arrange to meet with the applicant's agent T. Duffield to attempt to sort things out and firm up the details of the matter.

The board supported S. Babin taking the action.

**ADJOURNMENT:**

The following motion was made at 8:08 p.m.

**MOTION: "To adjourn."**

Motion: G. Kimball

Second: J. Gaites

Discussion: None

Motion passes: 5-YES, 0 -NO

Respectfully Submitted,

*Brian Regan*

# Thornton Planning Board Meeting

## December 15, 2016

6:00 p.m.

### Sign In Sheet

PLEASE **PRINT** YOUR **NAME AND ADDRESS**.

Thank you!

	Name	Address
1.	JOHN MARCH	MAD RIVER ROAD THORNTON, NH 03285
2.	D. MOSSO	60 Judges Rd -
3.	SKIP EVANS	48 Broomstick Ln Campton
4.	Mary Gardner Hall	Plymouth, NH
5.	Barbara Kungfang	57 King Rd Campton
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