

# TOWN OF THORNTON PLANNING BOARD

Approved on: 3/16/2017  
PB Initials: SB  
Rec'd by Town Clerk on: 3/28/17  
Town Clerk Initials: BJP

## Planning Board Meeting Minutes Thursday February 16, 2017

### CALL TO ORDER -- SALUTE OF FLAG:

Vice-Chairman Frank Freeman led the Pledge of Allegiance and opened the meeting at 6:10 p.m.

### ROLL CALL:

Members present: F. Freeman, R. Gilman, G. Kimball, D. O'Donnell

Alternates present: J. Piehn

Members/Alternates absent: S. Babin, B. Dutto, J. Gaites, F. Gunter, C. Schofield,

Others present: Brian Regan, Bruce Rodgers, Laura Rodgers, Melinda Johnston, Doug Johnston

**PRELIMINARY:** Having a quorum present, and in the absence of Chairman S. Babin, F. Freeman chaired the meeting.

F. Freeman appointed Alternate J. Piehn to sit as a voting member in place of absent member B. Dutto.

**APPROVAL OF MINUTES:** Upon distribution to and review by the members the following action was taken:

B. Regan noted that the "Draft" version of the Minutes contained a "couple of a typographical errors" and they had been corrected.

**MOTION:** "To approve the Minutes of Thursday January 19, 2017 as amended."

Motion: G. Kimball

Second: J. Piehn

Discussion: None

Motion passes: 5-YES, 0-NO

### COMMUNICATIONS:

1. NH OEP - Announcement of 2017 Spring Planning & Zoning Conference.

B. Regan distributed notice of this year's conference to the board. He asked for those interested in attending to let him know so registration arrangements can be made.

2. North Country Council-Supporting Local Businesses: A guide for Municipalities.

B. Regan described the above referenced publication recently received from NCC and described its contents. He noted a limited number are available for those interested.

### REPORTS:

#### 1. NH Rt. 175: "Commercial" uses in General Residential Zone - (B. Regan)

Regarding a number of matters of concern raised by R. Gilman, at the January 19<sup>th</sup> meeting it was the consensus of the board that they approach one matter at a time and the "commercial" uses on Rt. 175 would be an appropriate starting point.

Toward that end B. Regan submitted a sample "inventory" and draft correspondence to the BOS for the board's review and comment.

After general discussion of the issues raised, it was the consensus of the board that the letter should be sent in an effort to move things forward.

B. Regan suggested, review and potential input from Chairman Babin and members not present may be helpful.

Those present were in agreement.

**MOTION: "To accept and approve the draft correspondence to be prepared in final form for the Chairman's signature and forwarded to the BOS, conditioned on prior review and input by Chairman Babin and other members."**

Motion: J. Piehn

Second: D. O'Donnell

Discussion: None

Motion passes: 5-YES, 0-NO

**UNFINISHED BUSINESS:**

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

In the absence of S. Babin the matter was tabled, to be re-visited at the next meeting.

**HEARINGS:** Application/Public Hearing - 6:15 PM: Application for a Subdivision (**Boundary Line Adjustment**) submitted by Sabourn & Tower as agent for property owners **Marianne Peabody and Bruce A. & Laura P. Rodgers** for property identified as Map 6 Lot 3-8 and Map 6 Lot 3-9 located on **U.S. Rte. 3 (#3356 & 3374).**

F. Freeman read the above description and opened the public hearing at 6:20 p.m.

B. Regan noted he had heard from the applicant's agent who advised he was unable to appear at tonight's meeting.

B. Rodgers and L. Rogers were present in support of their application.

B. Rodgers presented a brief overview of the proposal and described the intent to utilize the land gained to move the property line further from the building and allow for some parking which has become necessary due to septic improvements/relocation.

B. Regan stated he had receive telephone inquiries from two abutters, J. Deliechiaie and B. Falconi. He noted the conversations in some detail in his "Planner Review" submitted to the board and further stated, although neither party had an issue with the BLA itself they both noted serious concerns with the "wetlands" and "floodplain" in the immediate area. Both abutters stated there "had been problems in the past".

D. O'Donnell asked what final acreage (of each parcel) would result from approval of the BLA.

B. Regan said the plan calls for 1.6 acres going from M. Peabody to B & L Rodgers.

B. Regan referred to his "Planner Review" in which it was noted "Residential development in Industrial Zone I & Industrial Zone II shall require one (1) acre per dwelling unit. Commercial and Industrial Development are subject to Site Plan Review to ensure compliance with accepted standards involving safety, vehicular access and parking.

He further noted "As the result any proposed change of use or # of dwelling units would necessitate demonstration of adequate "qualifying acreage" for compliance.

F. Freeman closed the public hearing at 6:32 p.m.

**MOTION: "To accept the Boundary Line Adjustment application as complete."**

Motion: G. Kimball

Second: D. O'Donnell

Discussion: None

Motion passes: 5-YES, 0-NO

**MOTION: "To approve the Boundary Line Adjustment, as presented on the final plan, between properties owned by Marianne Peabody and Bruce A. & Laura P. Rodgers on U.S. Rte. 3 and identified as Map 6 Lot 3-8 and Map 6 Lot 3-9 respectively."**

Motion: G. Kimball

Second: D. O'Donnell

Discussion: None

Motion passes: 5-YES, 0-NO

**OTHER BUSINESS:**

1. Melinda Johnston-Plymouth Regional High School Building Committee: Briefing on Construction Bond.

M. Johnston identified herself as a member of the Plymouth Regional High School Building Committee. Her expressed purpose was to present the board with an overview of the details of a proposed Bond issuance for renovations to the Career and Technical Center (CTC) at the school building. This matter is on the Town ballot for vote March 14<sup>th</sup>.

She noted of the 680 students at PRHS 250 participate in the CTC and she advised that the CTC has not been renovated or expanded in more than 30 years and also that the state funding for such projects is rarely available.

M. Johnston presented the Board with copies of a printed brochure showing graphics and written details of the renovation areas and describing the upgrades to be made under the grant. The funding breakdown of the project was set forth in the brochure as follows:

She described the proposed financials as follows:

State Funding (75%) = \$5.3 Million

Local Contribution (25%) = \$3.1 Million

As a further point in her presentation it was made clear that the impact to Thornton as a contributor to the local portion would amount to \$0.16/1,000.00 over a ten year period.

The board expressed its interest in the project and noted that spreading the word would be beneficial to other citizens of town as they consider voting on the matter.

The board thanked M. Johnston for her presentation.

2. NFPA 1: B. Regan presented and described correspondence with Fire Chief Defosses regarding the board's use of NFPA 1 for planning/land use purposes.

3. 22 Merrill Access Road: B Regan described and presented a copy of correspondence sent to French Land Services regarding site plan review.

4. March Meeting.

B. Regan reminded the board, he will be unavailable to attend the March 16<sup>th</sup> regular meeting. He, once again, assured the board he would see that all documentations and related materials would be prepared in advance and ready for the meeting.

It was confirmed that G. Kimball, (Historical Society representative), has a key to access and close the building for that meeting.

**ADJOURNMENT:**

The following motion was made at 7:16 p.m.

**MOTION: "To adjourn."**

Motion: G. Kimball

Second: J. Piehn

Discussion: None

Motion passes: 5-YES, 0-NO

Respectfully Submitted,

*Brian Regan*, Planning Director