

TOWN OF THORNTON PLANNING BOARD

Approved on: 4/20/2017
PB Initials: SB
Rec'd by Town Clerk on: 4/28/17
Town Clerk Initials: BJR

Planning Board Meeting Minutes Thursday March 16, 2017

CALL TO ORDER – SALUTE OF FLAG:

Chairman Steve Babin led the Pledge of Allegiance and opened the meeting at 6:00 p.m.

ROLL CALL:

Members present: S. Babin, B. Dutto, J. Gaites, R. Gilman, G. Kimball, D. O'Donnell

Alternates present: J. Piehn, C. Schofield

Members/Alternates absent: F. Freeman, F. Gunter

Others present: Emma Tryder, Lauren Appleby

Others absent: Brian Regan

Chairman S. Babin noted a quorum was present.

After brief discussion the board concluded there was no need to appoint and alternate as a voting member for the meeting.

PRELIMINARY:

Chairman S. Babin, acknowledged the presence of "Honored Guests" E. Tryder and L. Appleby.

The 2017 Election Results were discussed in general terms.

G. Kimball gave a verbal overview of her review of the preliminary results posted by the Town Clerk.

D. O'Donnell noted an e-mail from B. Regan indicated the results would not be official until Friday 3/17/17.

The board agreed that the Election of Officers should be addressed at the next meeting when results are official.

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

MOTION: "To approve the Minutes of Thursday February 16, 2017 as amended."

Motion: G. Kimball

Second: D. O'Donnell

Discussion: None

Motion passes: 3-YES, 0-NO, ABSTAIN-3 (S. Babin, B. Dutto, J. Gaites)

COMMUNICATIONS:

1. A copy of the NH OEP - Agenda for 2017 Spring Planning & Zoning Conference was distributed for the board's information.

The board discussed the conference in general terms.

S. Babin noted his attending prior conferences and noted the value of participating in the conference.

2. Fred Gunter-Request for re-appointment as Alternate Member.

The board reviewed the correspondence and took the following action

MOTION: "I move that we acknowledge and accept the expression of interest and re-appoint Fred Gunter as an Alternate Member of the Planning Board for term of three (3) years."

Motion: G. Kimball

Second: D. O'Donnell

Discussion: None

Motion passes: 6-YES, 0-NO

C. Schofield apologized for her absence from past meetings and verbally indicated an interest in being re-appointed as an Alternate. She stated she would get a written acknowledgement of interest to B. Regan.

REPORTS:

1. "Planner Review": Planning Director B. Regan's report on an Application for a Revised Subdivision Plan submitted by John March d/b/a Mountain Mapping as agent for property owner Steve Macera and located on Remington Road was reviewed by the board.

S. Babin asked the board to take some time to review the planner review prior to discussion.

B. Dutto commented that it was unclear what the applicant was attempting to, or should be, submitting?

S. Babin suggested it was B. Regan's position that whatever they had presented to date was incomplete to such a degree that it should not be considered by the board at this time.

UNFINISHED BUSINESS:

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

S. Babin stated he had been in touch with T. Duffield but had not heard of any action to date and therefore "had nothing further to report. He further stated he would attempt to "touch base with T. Duffield again".

HEARINGS:

APPLICATION/PUBLIC HEARING - 6:15 PM: Application for a Revised Subdivision Plan submitted by John March d/b/a Mountain Mapping as agent for property owner Steve Macera for property identified as Map 15 Lot 6-4-1, Map 15 Lot 6-4-10, Map 15 Lot 6-4-11 and Map 15 Lot 6-4-12 located on Remington Road.

S. Babin stated, although this matter was noticed and advertised B. Regan's "Planner Review" suggests it is not sufficiently complete for board consideration.

Noting nobody has appeared at the meeting, S. Babin suggested it would be appropriate to postpone the matter.

MOTION:

"I move that the board accept the assessment and determination of the Planning Director relative to this application and postpone any consideration until such time as a completed application is filed by the applicant or duly authorized agent."

Motion: G. Kimball

Second: D. O'Donnell

Discussion: None

Motion passes: 6-YES, 0-NO

OTHER BUSINESS:

R. Gilman again presented concerns over a number of matters he feels deserve to be addressed.

1. Traffic/unregistered tractor concern in area of Woodstock line last July.
2. Care & maintenance of Thornton Gore Cemetery off Tripoli Rd.
3. Auto Body shop building proximity to Sugar Shack Restaurant building. Fire/Safety concern?
4. Zoning division at "Ham Farm" property. Part Industrial part Commercial?
5. Campground at Exit 29.

General discussion took place with regard to each matter.

As the result of board discussion it became clear to the board that, although these would be genuine concerns to be considered by the Town, the planning board understands it has no related enforcement authority.

It was further suggested many of the issues raised might best be addressed by way of the "Concerned Citizen Form" process already in place.

S. Babin noted, in his experience, he is aware that if the BOS gets a concerned citizen form action is taken to thoroughly consider the matter.

D. O'Donnell suggested many of the concerns were to be addressed by the letter being sent to the BOS Regarding the "re-zoning" concern, S. Babin offered his understanding that there may be a concern about "spot zoning" which is a concern of the town.

B Dutto suggested it would be the property owner's responsibility to request revised zoning by coming forward.

S. Babin and G. Kimball stated the way to change it would be at Town Meeting by way of recommendation from the Planning Board, a process that takes time.

ADJOURNMENT:

The following motion was made at 7:05 p.m.

MOTION: "To adjourn."

Motion: G. Kimball

Second: R. Gilman

Discussion: None

Motion passes: 6-YES, 0-NO

Respectfully Submitted,

Brian Regan, Planning Director

Thornton Planning Board Meeting

March 16, 2016

6:00 p.m.

Sign In Sheet

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

Thank you!

	Name	Address
1.	Emma Tryder	25 Day Drive Thornton, NH
2.	Lauren Appleby	32 Notch View Rd, Thornton
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