

TOWN OF THORNTON PLANNING BOARD

Approved on: May 18 2017
PB Initials: SB
Rec'd by Town Clerk on: 5/30/17
Town Clerk Initials: BJP

Planning Board Meeting Minutes Thursday April 20, 2017

CALL TO ORDER – SALUTE OF FLAG:

Chairman Steve Babin led the Pledge of Allegiance and opened the meeting at 6:01 p.m.

ROLL CALL:

Members present: S. Babin, J. Gaites, R. Gilman, L. Hoyt

Alternates present: J. Piehn,

Members/Alternates absent: F. Freeman, B. Dutto, D. O'Donnell

Others present: Brian Regan, G. Kimball, F. Gunter, C. Schofield, J. March, D. King-Jennings, G. Jencks, R. LaRochelle, C. Helgerson, P. Helgerson, K. Dorsey, L. Wiley, M. Hering, A. Marks

Chairman S. Babin noted a quorum was present.

Chairman S. Babin, designated Alternate J. Piehn to sit as a voting member in place of absent member F. Freeman.

APPROVAL OF MINUTES: Upon distribution and review the members took the following action was:

MOTION: "To approve the Minutes of Thursday March 16, 2017 as presented."

Motion: J. Piehn

Second: J. Gaites

Discussion: None

Motion passes: 4-YES, 0-NO, 1-ABSTAIN (L. Hoyt)

PRELIMINARY:

The 2017 Election Results were discussed.

B. Regan stated the results became official as of Friday 3/17/17 with Leslie Hoyt elected to a three (3) year term and Bart Dutto elected by write-in vote, also for a three (3) year term.

In light of the fact that three (3) full members were absent the board agreed that the 2017 Election of Officers would best be addressed at the next meeting and took the following action:

MOTION: "I move that we table the election of Officers of the Planning Board until the next regular meeting and authorize the previously elected Officers to continue to act until such time as a new vote has been taken."

Motion: J. Gaites

Second: J. Piehn

Discussion: None

Motion passes: 5-YES, 0-NO

The appointment/re-appointment of Alternate Members was then considered.

B. Regan stated both F. Gunter and C. Schofield had submitted written expressions of interest in re-appointment and former member G. Kimball had made a verbal expression of interest and was also present at the meeting. He further noted although a vote was taken at the March meeting to re-appoint

F. Gunter the appointment form had not been signed by the board and should be re-voted.
B. Regan advised appointment forms had been prepared for all three candidates.
S. Babin then presented each candidate's name to the board for consideration and the following actions took place:

Fred Gunter.

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: J. Gaites
Second: J. Piehn
Discussion: None
Motion passes: 5-YES, 0-NO

Cynthia Schofield.

MOTION: "I move that we acknowledge and accept the expression of interest and re-appoint Cynthia Schofield as an Alternate Member of the Planning Board for term of one (1) year, per her request."

Motion: J. Piehn
Second: J. Gaites
Discussion: None
Motion passes: 5-YES, 0-NO

Gloria Kimball.

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

Motion: J. Piehn
Second: J. Gaites
Discussion: None
Motion passes: 5-YES, 0-NO

COMMUNICATIONS:

The following were distributed to board members and considered or discussed at applicable times during the meeting:

1. Campton-Thornton Fire Chief Re: Proposed Dry Hydrant at Remington Road
2. Grafton County Conservation District-Flyer detailing Annual Meeting
3. NHDES - Notice of Annual Drinking Water Protection Conference
4. Cindy Schofield -Letter of interest in re-appointment as Alternate Member

REPORTS:

1. Re-BOS/PD Memo-License to Sell Pistols/Revolvers 5 Meadow Way.
B. Regan informed the board of the recent renewal of a firearms sales license and pointed out that such business ventures operating in a residential zone should be subject to PB review and Home Occupation provisions.
2. Re-Joint meeting with BOS and ZBA.
B. Regan reminded board members of the upcoming meeting and conveyed information from Attorney Chris Boldt that the topic should be general and non-specific (i.e. as to property owners) but general in nature.

UNFINISHED BUSINESS:

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

S. Babin stated he had not been heard anything from T. Duffield . He further stated he would attempt to contact 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 read the foregoing and recognized J. March as the agent for the applicant.

B. Regan offered as background information that the application is for a re-vised subdivision plan.

B. Regan noted that the board had before them copies of plan excerpts to show the stated purpose of the proposed revision and deferred to J. March for further explanation.

J. March introduced himself as authorized agent for S. Macera and distributed additional copies of the proposed plan to the board members.

B. Regan advised that S. Macera had sent in written notice authorizing additional parties G. Jencks and D. King-Jennings to speak on his behalf as he would be unable to attend.

S. Babin asked the board if there were any preliminary questions or discussion.

R. Gilman stated he had no specific question but would prefer to visit the site in person.

B. Regan further noted the correspondence for the Fire Chief listed (also on the agenda) was relevant to the matter before the board.

J. March went on to state that there were no boundary line changes in the new plan but that the plan proposes to create a “dry hydrant” as an alternative to the sprinkler systems.

S. Babin pointed out that the Fire Chief’s letter refers to a need to comply with NFPA 1 and that would include certification from the Insurance Services Office (ISO) after report from a Hydrologist or geologist.

J. March stated “We are working on that now.”

General discussion then took place on the topic of dry hydrant versus residential sprinkler systems, including:

- Existing, in place, approved plan and whether it may be superior to what is proposed.
- Associated covenants and restrictions of record or need to be revised
- Responsibility for construction and cost of residential sprinkler system.
- Responsibility for cost of construction and maintenance of a “dry hydrant”.
- Value of dry hydrant to other homes in the vicinity and to the Town in general.

The March 22 letter from Campton Thornton Fire Chief was reviewed by the board and discussed with the applicant’s agent and representatives.

G. Jencks: “Is there a chance that this will go?...or not?”

R. LaRochelle: “I’m not paying for any maintenance. That’s on the record”

D. King-Jennings: “I can say Mr. Macera is not going to want to spend any more money on this unless you can say yes, today”. If we give you everything you want, will you say yes?”

J. March stated he would have to speak with S. Macera regarding whether or not to go further. J. March then stated he would contact S. Macera the following day.

B. Regan cautioned the board, given the fact that a prior application was heard and approved and the plan is recorded, as are any applicable covenants or restrictions, you are not asking for anything...the applicant is asking to replace an existing plan. Therefore the applicant should establish that the proposed replacement is sufficient to serve as a viable replacement for the existing provisions.

J. Piehn agreed that the onus is on the applicant to show the board that their request is valid and workable.

R. LaRochelle reiterated, although he has been willing to allow the dry hydrant on his property, he is unwilling to take on any related liability or expense.

S. Babin asked if there was any further question from the board.
Hearing none he took the following action.

MOTION:

“I move that the board not accept to this application and continue the item for further consideration and public hearing at the May 18th, 2017 meeting at 6:30 p.m.”

Motion: S. Babin

Second: J. Piehn

Discussion: None

Motion passes: 5-YES, 0-NO

OTHER BUSINESS:

1. Preliminary Consultation and Review - Proposed conceptual subdivision/site plan off Weeping Birches Lane.

John March d/b/a Mountain Mapping requested informal review on behalf of White Mountain Escapes, LLC.

J. March introduced himself as the potential applicant’s representative presented a different plan on behalf of potential buyer K. Dorsey, not White Mountain Escapes, LLC.

S. Babin asked if there were any representatives of the Waterville Estates Village District present. L. Wiley, M. Hering and A. Marks acknowledge their presence as representatives of the WEVD.

J. March gave an overview of a proposal for 10 homes with attached garages in a cluster configuration.

- One driveway servicing three dwelling units.
- Qualifying acreage.
- Road grade, configuration & construction to town specifications.
- Bonding/surety for road construction.
- Septic systems.
- Fire suppression & life safety issues.
- Application process and timeframes.

K. Dorsey thanked the board for the information and their time and reiterated his intent to move forward with the project with a formal application.

ADJOURNMENT:

The following motion was made at 8:18 p.m.

MOTION: “To adjourn.”

Motion: J. Piehn

Second: J. Gaites

Discussion: None

Motion passes: 4-YES, 1-NO

Respectfully Submitted,

Brian Regan, Planning Director

Thornton Planning Board Meeting

April 20, 2016

6:00 p.m.

Sign In Sheet

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

Thank you!

	Name	Address
1.	Gloria Kinkadee	136 MILLBROOK RD
2.	Shirley Smith	233 Bog Rd Compton
3.	Lloyd J Willey (NEV)	41 DuLeau Cr, Compton
4.	Carl Mabe (NEV)	22 PORCUPINE DR CAMPTON
5.	MIKE HERING	236 DEWOOD RD CAMPTON
6.	Robert Lafochelle	42 Bengtson Rd Thornton
7.	Kevin Rose	16 Holland Hill Thornton
8.	JOHN MARCH	Thornton
9.	Connie Helgeson	2603 US RT 3, Thornton NH
10.	Steve Helgeson	2603 US RT 3 Thornton
11.	Steve Helgeson	Darlene Helgeson Compton
12.		
13.		
14.		
15.		
16.		