

# TOWN OF THORNTON PLANNING BOARD

Approved on: July 20, 2017  
PB Initials: SB  
Rec'd by Town Clerk on: FLS  
Town Clerk Initials: [Signature]

## Planning Board Meeting Minutes Thursday June 15, 2017

### CALL TO ORDER – SALUTE TO THE FLAG:

Vice Chairman Frank Freeman led the Pledge of Allegiance and called the meeting to order at 6:05 p.m.

### ROLL CALL:

- Members present: B. Dutto, F. Freeman, J. Gaites, R. Gilman, L. Hoyt, and D. O'Donnell
  - Alternates present: F. Gunter, G. Kimball, C. Schofield
  - Members/Alternates absent: S. Babin, J. Piehn
  - Others present: B. Regan
- Chairman F. Freeman noted a quorum was present.  
In anticipation of Chairman S. Babin's arrival Vice-Chairman F. Freeman opted not to appoint an Alternate.

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

**MOTION:** "To approve the Minutes of Thursday May 18, 2017 as amended."

Motion: B. Dutto

Second: J. Gaites

Discussion: None

Motion passes: 5-YES, 0-NO, 1-ABSTAIN (D. O'Donnell)

**PRELIMINARY:** (None)

### COMMUNICATIONS:

North Country Council Newsletter: B. Regan distributed copies of the North Country Council newsletter to the Planning Board members and Alternates present.

### REPORTS:

#### Planning Board Forms Revisions:

B. Regan advised the board that upon review of existing documents it has become clear that a number of forms are out of date, inconsistent and as the result may be confusing to the user. He stated the forms require revision and or updating and that will be addressed as a project over the coming weeks. He will seek review and input from the board as the project proceeds.

#### Residential "Business Inquiry":

B. Regan informed the board of a recent inquiry from a town resident who is considering the start-up of a "Nano-Brewery" at his property which lies in a General Residence (GR) Zone. He also presented the board with his initial response to the resident which in part stated:

"A quick review of the State of NH provisions in **RSA 178:12-a** for a **Nano Brewery License** it appears clear that: *"The license shall entitle the licensee to sell at retail or wholesale only beverages manufactured by the licensee in a public building as defined in RSA 175:1, LV-a."*

RSA 175:1, LV-a defines it as: *"Public building" means any building maintained and available for any person, group, or organization, which may include retail business establishments, when they are not open*

*to the public; licensed premises, provided there is a physical, immovable barrier between the licensed business and the rented area; and tents, gazebos, or other defined outdoor areas, provided 2 separate toilet facilities are located in the immediate vicinity. A public building shall not be construed to mean a private residence."*

#### **UNFINISHED BUSINESS:**

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

B. Regan reminded the board that at the May 18<sup>th</sup> meeting T. Duffield stated he would submit a more formal plan "in a month" and look into posting of surety for reclamation at the site and stated he would have a revised plan in one month's time. He further updated the board that no revised plan had yet been received and although a \$10,000.00 bond had been submitted it merely stated coverage for a "gravel pit" with no further identifiers as to the obligation. He stated he is working with the insurance agent and would get information back to the board.

#### **HEARINGS:**

APPLICATION/PUBLIC HEARING - 6:30 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.

F. Freeman read the foregoing and opened the continued public hearing at 6:32 pm and asked if anyone wished to be heard on the matter.

F. Freeman recognized there were apparently no persons present for the matter.

B. Regan spoke of, and presented the board with, a copy of correspondence of May 18, 2016 from John March as agent for the applicant Stephen Macera stating as follows:

**"Just heard from Steve Macera - he does not wish to continue."**

**/s/ John March**

F. Freeman closed the public hearing at 6:39 p.m. then asked, what were the wishes of the board?

**MOTION: "I move to accept the application's withdrawal by John March d/b/a/ Mountain Mapping as duly authorized agent for the applicant Stephen Macera relative to the properties located on Remington Road."**

Motion: F. Freeman

Second: D. O'Donnell

Discussion: None

Motion passes: 6-YES, 0-NO

#### **OTHER BUSINESS:**

**1. Follow-up:** Preliminary Consultation and Review - Proposed site plan review of property of Shirley & Jerel Benton & Keith McNamara at "Old Sawmill Road" [Map 11 Lot 1-33].

B. Regan advised the board that, after the deadline for the June meeting had passed, T. Duffield dropped off some paperwork regarding the Old Saw Mill proposal.

B. Regan stated "upon review I let him know the application would not make the June meeting. First, because the deadline was missed and Second, that there were a number of missing pieces which would be necessary to a complete application filing."

He further said "I told him I will use what you have given me to outline items I believe to be lacking and present him with a summary so that he could work to get all necessary components in place in time to file for the July meeting."

B. Regan presented the board with a copy of his correspondence/summary to T. Duffield for their information.

2. Board member R. Gilman raised some concerns about “why do we have a planning board?” He stated he “is confused about the relationship between the Planning Board the Zoning Board and the Select Board.” Further, raised the issue of support for rules and regulations, etc. “I want to see somebody support the Planning Board.”

B. Regan made reference to the recent joint meeting of all three boards and that it was made clear then that the Planning Board has no real enforcement authority and that the BOS does.

After some general discussion it was generally agreed these issues had been addressed at the recent joint meeting. Further, after that joint meeting it was a general understanding that the BOS had agreed to consider matters deemed to be in need of addressing by enforcement action based on a case by case, priority, basis.

F. Gunter made note that the BOS is in a position that, since they can’t address everything, once they have notice, they must choose what needs to be addressed.

D. O’Donnell raised the issue of... How can we better inform the public as to just what they need to do? All agreed that more outreach and information made available to the public would be beneficial.

**ADJOURNMENT:**

The following motion was made at 7:04 p.m.

**MOTION: “To adjourn.”**

Motion: D. O’Donnell

Second: B. Dutto

Discussion: None

Motion passes: 6-YES, 0-NO

Respectfully Submitted,

*Brian Regan*, Planning Director

# Thornton Planning Board Meeting

**June 15, 2016**

**6:00 p.m.**

## Sign In Sheet

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

Thank you!

Name

Address

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