

TOWN OF THORNTON PLANNING BOARD

Approved on: 12/21/17
PB Initials: [Signature]
Rec'd by Town Clerk on: 12/21/17
Town Clerk Initials: [Signature]

Planning Board Meeting Minutes Thursday November 16, 2017

CALL TO ORDER – SALUTE TO THE FLAG:

In the absence of Chairman S. Babin, Vice Chairman F. Freeman led the Pledge of Allegiance and called the meeting to order at 6:03 p.m.

ROLL CALL:

Members present: F. Freeman, J. Gaites, L. Hoyt and D. O'Donnell
Alternates present: G. Kimball, J. Piehn, C. Schofield
Members/Alternates absent: S. Babin, B. Dutto, F. Gunter, R. Gilman

Others present: Brian Regan, Gary Piehn, Sara Holland, Sandy Dimick, and Kyle Dimick.

After call of the roll, Vice-Chairman F. Freeman acknowledged that a quorum was present, then appointed J. Piehn, G. Kimball and C. Schofield to sit in place of absent members S. Babin, B. Dutto and R. Gilman.

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

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

Motion: D. O'Donnell

Second: G. Kimball

Discussion: B. Regan noted some edits were made to the draft after board input.

Motion passes: 6-YES, 0-NO, 1 ABSTAIN (C. Schofield)

PRELIMINARY BUSINESS:

1. **Sara Holland** – On behalf of the Peter A. Gish Revocable Trust [Map 12 Lot 07-01 and Map 12 Lot 07-04] on Ledge Way and Cone Ridge. Validity of Voluntary Merger?

B. Regan asked to be recognized and presented the board with an overview of a questionable Voluntary Merger previously approved (2005). He directed the board's attention to a sketch of the parcels in question as well as a copy of the recorded merger document.

B. Regan further stated his opinion that the document recorded at the Grafton County Registry of Deeds (GRCD) at BK 3105 Page 806 is apparently flawed.

S. Holland, a realtor, representing a party to a pending sale, described the problem noting it appears the parcels identified in the Voluntary Merger application were not contiguous and therefore could not have been merged.

S. Holland further noted her client's request that the merger be undone for reasons of "manifest error".

B. Regan suggested further research needs to be done to determine what, if any, error occurred.

After general discussion the board agreed that the background of the matter should be further investigated.

B. Regan said he would research further.

2. **Zoning Ordinance amendments/warrant articles 2018?**

B. Regan noted the time had come for preparing any requests or suggestions for warrant article to amend or add to The Zoning Ordinance at next March's Town Meeting.

After general discussion the board offered no specific items to be addressed.

B. Regan asked that the board continue to consider the matter and let him know of any proposed changes that come to mind.

F. Freeman further suggested the board give consideration to any potential changes and bring them forward at next month's meeting.

B. Regan stated he would further review notes on research to see what may be ready to be presented for the warrant.

COMMUNICATIONS:

REPORTS:

1. Potential "Solar Farm" project.

B. Regan advised the board he had been contacted by a Mr. Kevin Foley representing a company called "Sun East Development". He stated he had met with Mr. Foley to discuss town zoning and its application to a potential project involving the development of a "solar farm" on a large commercial parcel that was under "option".

B. Regan distributed copies of a "project overview" for the board's information and review noting no formal application has been submitted by Sun East.

2. "Sunrise at Owl's Nest" project.

B. Regan reported to the board that at the request of property owner LCJ Holdings, LLC, he had met with principals Brian Lash and Michael Corcoran to discuss potential changes to the "Sunrise" subdivision previously approved by the board. Although no formal application had been submitted the owners were looking to reconfigure the plan to include additional units on the same acreage.

B. Regan noted there is a "Land Dedication Agreement" (LDA) affecting the Owl's Nest Development that may need to be amended depending upon the number of dwelling units actually proposed.

UNFINISHED BUSINESS: See below.

HEARINGS:

1. APPLICATION/PUBLIC HEARING - 6:15 pm: Application for **Site Plan Review**-Amy, Charles & Linda Pitman property at **3447 U.S. Rte. 3**, Tax Map 6 Lot 5-1 for development/change of use for operating a "**boutique**" winery, café & gift shop in and upon the property.

F. Freeman read the foregoing and re-opened the public hearing at 6:21pm.

B. Regan, citing his Planner Review, advised the board he had once again been contacted by applicant Amy Pitman and her husband via telephone to request a continuance of the matter to the next Planning Board meeting. The applicant cited unavailability stating they were "not able to be there tonight". He further indicated it was because they are "waiting to speak with our attorney".

Hearing no public comment, F. Freeman asked what the wishes of the board were.

MOTION: "To continue the discussion of the application and the public hearing to Thursday December 21, 2017 at 6:15 pm."

Motion: G. Kimball

Second: J. Piehn

Discussion: None

Motion passes: 7-YES, 0-NO

2. APPLICATION/PUBLIC HEARING - 6:30 pm (continued from October 19, 2017): Application for a **Site Plan Review** for **27 duplex (two-family)** dwelling units formerly an application for **fifty-four (54) apartment units** submitted by Thomas Duffield, PE as agent for property owners Shirley Benton, Jerel Benton and Keith McNamara for property identified as Tax Map 11 Lot 1-33 located **off NH Rt. 175** on what is known as "**Old Sawmill Road**".

F. Freeman read the foregoing and re-opened the public hearing at 6:30 pm.

B. Regan advised that on Wednesday 11/15/17, he received an e-mail from applicant's authorized agent Thomas Duffield. Mr. Duffield, on the applicants' behalf, requested that the Site Plan application be voluntarily withdrawn.

B. Regan issued a Planner Review including the following e-mail excerpt:

"Brian;

I forwarded this to Shirley's legal counsel and discussed Town's response with Shirley/Jerel. Shirley has asked me to request that his Site Plan application be withdrawn from further review by the Thornton Planning Board.

*Have a nice day,
Tom Duffield, PE"*

Hearing no public input F. Freeman closed the public hearing at 6:37 p.m. and sought the wishes of the board.

MOTION: "To accept the applicants' request for voluntary withdrawal of their application for Site Plan Review regarding their property at 'Old Sawmill Road', Tax Map 11 Lot 01-33".

Motion: G. Kimball

Second: J. Gaites

Discussion: None

Motion passes: 7-YES, 0-NO

OTHER BUSINESS:

1. C@R Auto Sales and Services, LLC: Preliminary Consultation and Review - Site Plan Review [Map 6 Lot 3-14] at 6 Conkey Road.

B. Regan advised he had been in contact with C@R with respect to Site Plan review and they had agreed to come in for an informal review, despite contacting them he had not heard and suggested the matter may come back next month.

ADJOURNMENT:

The following motion was made at 6:55 p.m.

MOTION: "To adjourn."

Motion: G. Kimball

Second: J. Gaites

Discussion: None

Motion passes: 7-YES, 0-NO

Respectfully Submitted,

Brian Regan, Planning Director

Thornton Planning Board Meeting

November 16, 2017

6:00 p.m.

Sign In Sheet

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

Thank you!

	Name	Address
1.	Sara Holland	141 23 Ledgebury Rd
2.	Gary Piehn	50 Benja Dr
3.	Sandy Dimitt	32 Cutaway Rd
4.	Kyle Dimmitt	32 Cutaway Rd
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