

TOWN OF THORNTON PLANNING BOARD

Approved on: 1/18/2018
PB Initials: SA
Rec'd by Town Clerk on: 1/22/18
Town Clerk Initials: BA

Planning Board Meeting Minutes Thursday December 21, 2017

CALL TO ORDER – SALUTE TO THE FLAG:

Vice Chairman F. Freeman led the Pledge of Allegiance and called the meeting to order at 6:17 p.m.

ROLL CALL:

Members present: B. Dutto, F. Freeman, R. Gilman, L. Hoyt

Alternates present: C. Schofield

Members/Alternates absent: S. Babin, J. Gaites, F. Gunter, G. Kimball, D. O'Donnell, J. Piehn

Others present: Brian Regan, Tom Devane.

After call of the roll, Vice-Chairman F. Freeman acknowledged that a quorum was present, then appointed C. Schofield to sit in place of absent member D. O'Donnell.

S. Babin arrived and was seated at 7:09 p.m.

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

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

Motion: C. Schofield

Second: L. Hoyt

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

Motion passes: 3-YES, 0-NO, 2 ABSTAIN (B. Dutto, R. Gilman)

PRELIMINARY BUSINESS:

1. Zoning Ordinance amendments/warrant articles 2018?

B. Regan again asked the board to advise of any proposed changes or suggested amendments to the Zoning Ordinance that may need to be on a Town Meeting warrant article. After general discussion the board offered no specific items to be addressed.

F. Freeman further suggested the board give consideration ^{at next PB} month's meeting.

B. Regan stated he would further review to see if anything can be presented for the warrant.

2. 2018 Meeting Schedule.

B. Regan submitted a schedule of meeting dates and application deadline dates for the board's consideration. The board had no objections or concerns.

B. Regan will see that the scheduled is published on the web page and posted.

COMMUNICATIONS:

1. NH DOT #40803 – Cable Guardrail Replacement Project

B. Regan briefed the board on a request received regarding the project to be carried out on two (2) short sections of U.S. Rte.3 seeking input from the board as to any related concerns they may have. Upon review the members present expressed no concerns.

2. Concerned Citizen Issue (19 Upper Mad River Road) – Response

B. Regan informed the board of a citizen concern filed and submitted to the BOS from a town resident and presented a copy of his review/response for the board's information.

REPORTS:

1. B. Regan- Update-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?

UNFINISHED BUSINESS: See 1. 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 6:19 pm.

B. Regan, citing his Planner Review, advised the board he had not been contacted by applicant Amy Pitman or her husband to request a continuance of the matter. He further stated he expected the applicant to be present.

B. Regan noted this matter had been continued several times at the request of the applicant. 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 January 18, 2018 at 6:15 pm on the condition that the applicant be notified in writing that it is the consensus of the board that the matter should be brought to a conclusion.”

Motion: B. Dutto

Second: L. Hoyt

Discussion: None

Motion passes: 5-YES, 0-NO

2. PRELIMINARY CONSULTATION and REVIEW 6:30 pm - Proposed Site Plan “Sunrise at Owl’s Nest” [Map 16 Lot 01-07SR01-12 and Map 16 Lot 01-07SRCO] Horizons Engineering, Inc, for owner LCJ Holdings, LLC, for consideration of change from previously approved twelve (12) home site subdivision.

F. Freeman read the foregoing recognized Tom Devane as representative of property owner LCJ Holdings, LLC.

T. Devane presented copies of proposed plans and gave a project overview.

He described the project as follows:

- The previously approved 12 homesite project would be revised.
- The new proposal would involve a Voluntary Merger; a Subdivision; and a Site plan.
- A State of NH Alteration of Terrain (AOT) Permit would be needed.
- The revised project would include eight (8) four (4) bedroom “gambrel” units and nine (9) one (1) bedroom “Nano” units.
- Some reconfiguration of Lafayette Rd is also anticipated.
- Revised state of NH septic plans are being sought.

B. Regan advised that the applicable Land Allocation Agreement (LDA) would also need to be amended should the plan be revised as presented.

T. Devane further stated it was hoped that a formal, completed application would be submitted by the December 26th deadline.

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 be allowed back next month.

2. R. Gilman once again raised various areas of concern to him. They were as follows:

- Recent flooding on Rt. 49.
- Gravel Pits. Periodic inspection.
- Zoning violations/non-compliance: Rt. 175 “commercial” life safety/fire safety.
- Campground-high water/flooding in Rt. 175 area.
- Pine Grove Cemetery (“rotting” tree near roadway?)

B. Regan reminded the board of their lack of enforcement authority.

B. Regan also noted that with a pending application or other matter of official business the board should be cautious in approaching particular instances of “noncompliance”.

After extended discussion of the issues raised, it was the consensus of the board that they consider such concerns on a case by case basis as any formal application may come before the board.

ADJOURNMENT:

The following motion was made at 8:10 p.m.

MOTION: “To adjourn.”

Motion: C. Schofield

Second: B. Dutto

Discussion: None

Motion passes: 5-YES, 1-NO

Respectfully Submitted,

Brian Regan, Planning Director

Thornton Planning Board Meeting

December 21, 2017

6:00 p.m.

Sign In Sheet

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

Thank you!

	Name	Address
1.	Tom Devane	dew's Nest Country Club Lane
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