

TOWN OF THORNTON PLANNING BOARD

Approved on: 5/17/18
PB Initials: [Signature]
Rec'd by Town Clerk on: 5/22/18
Town Clerk Initials: [Signature]

Planning Board Meeting Minutes Thursday April 19, 2018

CALL TO ORDER – SALUTE TO THE FLAG:

Acting Chairman S. Babin led the Pledge of Allegiance and called the meeting to order at 6:00 p.m.

ROLL CALL:

Members present: S. Babin, B. Benton, B. Dutto, L. Hoyt, D. O'Donnell,
Alternates present: G. Kimball, F. Gunter
Members/Alternates absent: F. Freeman

Others present: B. Regan, C. Schofield, Sam Smith, April Smith, William Doucette, Brian Lash, Jon Warzocha, John Gabbeitt, Sandy Lynck, Dick Lynck, Adrienne Michaud, Chip Rowley.

After call of the roll, acting Chairman S. Babin appointed Alternate F. Gunter to sit in place of absent member F. Freeman and Alternate G. Kimball to sit, for the evening's meeting, in the seat left vacant by the passing of member R. Gilman.

S. Babin then acknowledged that a quorum was present.

APPROVAL OF MINUTES: Upon distribution and review of the meeting minutes of February 15, 2018 the members took the following action:

MOTION: "To approve the Minutes of February 15, 2018 meeting as amended."

Motion: D. O'Donnell

Second: F. Gunter

Discussion: None

Motion passes: 3-YES, 0-NO, 4-ABSTAIN (F. Gunter, L. Hoyt, B. Dutto, B. Benton)

APPROVAL OF MINUTES: Upon distribution and review of the meeting minutes of March 15, 2018 the members took the following action:

MOTION: "To approve the Minutes of March 15, 2018 meeting as amended."

Motion: G. Kimball

Second: D. O'Donnell

Discussion: None

Motion passes: 4-YES, 0-NO, 3-ABSTAIN (S. Babin, B. Benton, F. Gunter)

PRELIMINARY BUSINESS:

B. Regan read the results of the March 2018 Election-Official Results elections as they related to the Planning Board.

Brad Benton was welcomed as the Selectman's Ex-Officio appointment to the Planning Board

S. Babin noted that it would now be appropriate for the Board elect a Chairman and Vice Chairman.

Election of Officers:

S. Babin asked the board if they wished to nominate anyone for Chairman. B. Dutto nominated S. Babin for Chairman. G. Kimball seconded. S. Babin asked if they were any other nominations for Chairman. There were none.

MOTION: "That Steve Babin be re-elected to the position of Chairman of the Planning Board."

Made by: B. Dutto

Second: G. Kimball

Discussion: None

Vote passes: 6-YES, 0-NO Abstained: S. Babin

S. Babin accepted the position of Chairman.

S. Babin asked the board if they wished to nominate anyone for Vice-Chairman. B. Dutto nominated F. Freeman for Vice-Chairman. F. Gunter seconded. S. Babin asked if there were any additional nominations for Vice-Chair. There were none.

MOTION: "That Frank Freeman be re-elected to the position of Vice-Chairman of the Planning Board."

Made by: B. Dutto

Second: F. Gunter

Discussion: None

Vote passes: 7-YES, 0-NO

B. Regan informed the board of his prior conversation with F. Freeman indicating, although he was absent from the meeting, if nominated he would accept and if elected he would serve in the position of Vice-Chairman.

Appointment of Alternates:

A letter of interest and appointment was reviewed by the board in consideration of action on request by Julie Piehn, 50 Banjo Drive for re-appointment as an Alternate Member of the Planning Board. Positive discussion took place with regard to the request and the appointment was signed, after a formal vote was taken.

MOTION: "I move that we acknowledge and accept the expression of interest and re-appoint Julie Piehn 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: 7-YES, 0-NO

Positive discussion took place with regard to the request and the appointment was signed, after a formal vote was taken.

A letter of interest and appointment was reviewed by the board in consideration of action on request by Cindy Schofield, 21 Campton Road for re-appointment as an Alternate Member of the Planning Board.

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

Motion: G. Kimball

Second: D. O'Donnell

Discussion: None

Motion passes: 7-YES, 0-NO

Positive discussion took place with regard to the request and the appointment was signed, after a formal vote was taken.

COMMUNICATIONS:

B. Regan passed along, for the board's review, a "Note of Thanks" from Ardelle Gilman & Family for the personal acknowledgements and flowers sent on behalf of the Planning Board for Russ Gilman.

B. Regan passed along, for the board's review a "Note of Thanks" from Emma Bryer a Plymouth Regional High School student who attended and observed last month's Planning Board meeting for a school project.

REPORTS:

B. Regan gave an overview of his communications with Attorney Matt Serge on the options available to the board as to filling the vacancy left by the passing of elected member R. Gilman. After general discussion the board took the matter under consideration for action at a future date.

UNFINISHED BUSINESS: None

HEARINGS:

1. APPLICATION/PUBLIC HEARING- 6:30 pm: Application for **Site Plan Review** been submitted by Horizons Engineering, Inc. as agent for **LCJ Holdings, LLC** regarding their property at **Clubhouse Lane** (Tax Map 16 Lot 01-07-02 and Tax Map 16 Lot 01-08) for development of a 5,000 sq. ft. "Cart Barn" with a 2,240 sq. ft. "Pro Shop" above.

B. Regan pointed out to the board that all required aspects of the application, such as the applicable fees, abutter notices, plans and checklist, had been received. He further noted the checklist submitted included highlighted annotations of those items applicable to the proposed site plan.

After the board's general discussion of the application, S. Babin read the foregoing and opened the public hearing at 6:35 p.m.

B. Lash, principal of LCJ Holdings LLC introduced himself and presented the board with an overview of the site plan and project concept. He presented a rendering of, and described, the structure proposed to be constructed on the site as a "barn" for golf cart storage and maintenance on the lower level consisting of approximately 5,000 sq. ft. He further described the upper level of the structure as a pro shop, retail space, offices, and locker facility to serve the existing Owl's Nest golf course and racquet sports to be developed, including Tennis, Paddleball and Pickleball.

He also described proposed elevation sketches of the facility, landscaping, outdoor seating/decks, etc. He further stated the proposed "cart barn" would be larger than the existing one and the existing building would later be "re-purposed" at another location on the resort property.

J. Warzocha of Horizon's Engineering, Inc. introduced himself as agent for LCJ Holdings LLC and proceeded to present the site plan and its technical aspects including descriptions of existing conditions and the proposed site layout septic design, water service and power supply. He further noted state Alteration of Terrain permitting has been done.

B. Dutton asked about proposed lighting plans as regards the "dark sky" ordinance.

B. Lash described lighting locations using the building elevation rendering to demonstrate.

S. Babin asked if the facility would be used as a meeting facility.

B. Lash described a plan for open space and a conference room.

S. Babin asked about fire safety concerns with regard to the cart storage beneath the occupied "retail" space.

B. Lash pointed out that the carts will be battery operated and explained egress.

J. Gabbeitt stated lithium-ion batteries are not used in golf carts. He further indicated he had no knowledge of problems of fire or explosion from golf cart storage.

S. Babin asked about building capacity in terms of occupancy.

B. Lash estimated 30 or so as a maximum number at one time.

S. Babin pointed out that the proposed project may require adjustment of the existing Land Dedication Amendment.

B. Regan noted that the board should consider making a condition of any approval that the applicant complete any necessary amendment to the Land Dedication Agreement (LDA) with the Town

S. Babin asked the attending public if there were any further questions. There were none.

S. Babin reviewed the pertinent aspects of the final plan checklist with the board.

B. Dutto asked B. Regan if he had thoroughly reviewed the application, plans and checklist. He replied that he had. He added that the proposed project utilizes two adjacent parcels.

S. Babin closed the public hearing at 7:04 pm. He asked what were "the wishes of the board".

MOTION: "To accept the application as complete."

Motion: B. Dutto

Second: G. Kimball

Discussion: None

Motion passes: 7-YES, 0-NO

MOTION: "I move that the board approve this application for a non-residential Site Plan submitted by Horizon's Engineering, Inc. as agent for property owner LCJ Holdings, LLC for "Cart Barn & Pro Shop" at Map 16 Lot 01-08 and Map 16 Lot 01-07-03. All as depicted on the final plan submitted for recording. Approval is conditioned on the following:

1. Applicant delivers fees necessary for recording at the Grafton County Registry of deeds.

2. Owner & Town executing an appropriate Land Dedication Agreement (LDA) amendment".

Motion: B. Dutto

Second: F. Gunter

Discussion: None

Motion passes: 7-YES, 0-NO

OTHER BUSINESS: Sam Smith, a student, was present to observe the meeting. The board shared meeting related documents with him and offered him an opportunity for "Questions & Answers".

ADJOURNMENT:

The following motion was made at 7:09 p.m.

MOTION: "To adjourn."

Motion: G. Kimball

Second: F. Gunter

Discussion: None

Motion passes: 7-YES, 0-NO

Respectfully Submitted,

Brian Regan, Planning Director

Thornton Planning Board Meeting

April 19, 2018

6:00 p.m.

Sign In Sheet

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

Thank you!

	Name	Address
1.	William J Douette	500 Edgewater Ln
2.	Sam Smith	498 Upper Mill River Rd.
3.	April Smith	Thornton MA 03275
4.	Jan Warrick	Horsing Bn, 39 School St. Littleton M.
5.	BRIAN LITA	Owls Nest
6.	A. Michael	714 Linkside DR
7.	Dick & Sandy Lick	Edge Water Lane
8.	Chip Rowley	n 7
9.	M. Hall	Tuxedo Rd.
10.		
11.		
12.		
13.		
14.		
15.		
16.		