

TOWN OF THORNTON PLANNING BOARD

Approved on: 6/21/2018
PB Initials: SJS
Rec'd by Town Clerk on: 6/28/18
Town Clerk Initials: [Signature]

Planning Board Meeting Minutes Thursday May 17, 2018

CALL TO ORDER – SALUTE TO THE FLAG:

Vice-Chairman F. Freeman led the Pledge of Allegiance and called the meeting to order at 6:01 p.m.

ROLL CALL:

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

Others present: Brian Regan, Kevin French, Fred Schneider, Mario Focaredo

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

F. Freeman then acknowledged that a quorum was present.

APPROVAL OF MINUTES: Upon distribution and review of the meeting minutes of April 19, 2018 the members took the following action:

MOTION: "To approve the Minutes of April 19, 2018 meeting as amended."

Motion: D. O'Donnell

Second: F. Gunter

Discussion: None

Motion passes: 5-YES, 0-NO, 2-ABSTAIN (F. Freeman, J. Piehn)

PRELIMINARY BUSINESS: None

COMMUNICATIONS:

1. NH DOT Correspondence regarding Merrill Access Road and pending application.
B. Regan passed along, for the board's review a copy of an e-mail reply for NH DOT in response to their receipt of an abutter's notice.

REPORTS:

Planning Director report(s).

- Planner Review regarding item H. 1.
B. Regan distributed and discussed his report to the board regarding the site plan application before the board this evening.
- Proposed Subdivision – Fir Tree Lane Map 6 Lot 3-3
B. Regan distributed a copy of his letter to the property owners' agent referencing a need for some relief from the ZBA prior to applying for a subdivision.

A. UNFINISHED BUSINESS:

1. Plan Signing-Submittal of LCJ "Cart Barn/Pro Shop" Mylar site plan for signature and recording. **F. Freeman and D. O'Donnell signed the Mylar and paper copies of the site plan approved at the April 19 regular meeting.**

HEARINGS:

1. APPLICATION/PUBLIC HEARING- 6:15 pm: Application for Site Plan Review submitted by Kevin L. French of French Land Services, Inc. as agent for **Fresch Development, LLC** regarding their property at **22 Merrill Access Road (Tax Map 10 Lot 12-02)** for development of a "**Bus Garage & Terminal; Self-Storage Units; and a 2 Bedroom Office/Apartment**".

B Regan advised the board that, of the required aspects of the application in place so far are the applicable fees, abutter notices, plans.

After the board's general discussion of the application, F. Freeman read the foregoing and opened the public hearing at 6:15 p.m.

F. Freeman recognized K. French as authorized agent of the applicant.

K. French distributed copies of a revised plan, a "checklist", and a sample photograph of proposed self-storage units.

K. French then described the proposal explaining that:

- The grade of an embankment had been reduced to about 6 ft.
- The office/apartment had been removed from the proposal because there is an existing office in the bus terminal building.
- Propose three self-storage buildings be added to the site.
- Two (2) existing driveways would be re-located to facilitate expansion of a storm water basin.
- Propose to loam and seed area in front of the property along Merrill Access Rd.
- Lighting to be on buildings downward facing.

F Freeman asked about the number of storage units proposed.

K. French explained, since the buildings may be divided to various widths the number is unknown.

B. Regan stated when reviewing the abutters list he noticed the State of NH was not listed. He further stated his check of the available records accessible to the public did not clearly show that the state was the property owner, therefore he notified the NH DOT as an abutter at no cost to the applicant.

He noted the DOT response was that the original layout of Merrill Access road provided Mr. Levasseur, the original owner, two (2) curb cuts on each of the North and South side of Merrill Access Road. Since the Town has one of those curb cuts and the parcel in question has one of those curb cuts no additional "driveways" would be allowable.

K. French suggested there are already two driveways on the property.

B. Regan responded that according to what the DOT has provided only one of those would be considered "legal". He then suggested that the applicant may need to contact the NH DOT directly to seek a resolution.

F. Schneider offered that "shared driveway" entrance may be an alternative.

K. French stated he would have to look into that further. "I didn't know that was an issue".

K. French asked, "barring the driveway issue, are there any other questions or concerns.

B Dutto stated it appears to be a very good use of the land.

B. Dutto asked what setbacks were shown at the North side of the property.

K. French stated "fifteen feet".

B. Regan noted since the apartment was removed from the plan, the issue of multiple dwellings on one parcel was no longer a factor.

He also reiterated that signage permitting would be needed and would be a separate application.

Further he offered his opinion that the project in general was meritorious, included allowable uses and was a positive economic development step for the town.

F. Freeman stated, given the issues at hand, it may be in everybody's best interest to not accept the application as complete and continue the matter to the next regular meeting.

MOTION: "I move that the board not accept this application as complete and continue the item for further consideration and public hearing at the June 21, 2018 meeting at 6:15 p.m."

Motion: F. Gunter

Second: D. O'Donnell

Discussion: None

Motion passes: 7-YES, 0-NO

OTHER BUSINESS:

Vacancy:

F. Freeman raised the issue of how to address the board vacancy.

B. Regan noted the options were presented at last months meeting and left open for further consideration by the board. He stated he would place the matter on the agenda for the June meeting.

ADJOURNMENT:

The following motion was made at 6:45 p.m.

MOTION: "To adjourn."

Motion: B. Dutto

Second: D. O'Donnell

Discussion: None

Motion passes: 7-YES, 0-NO

Respectfully Submitted,

Brian Regan, Planning Director

Thornton Planning Board Meeting

May 17, 2018

6:00 p.m.

Sign In Sheet

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

Thank you!

	Name	Address
1.	KEVIN FRENCH	581 SCHOOL ST. RUMNEY NH 03266
2.	Fred Schneider	215 Lake ST., BRISTOL NH 03222
3.	Mario Focareto	165 Town Pond Rd Alexandria NH 03222
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