

# TOWN OF THORNTON PLANNING BOARD

Approved on: 8/16/18  
PB initials: [Signature]  
Rec'd by Town Clerk on: 8/21/18  
Town Clerk Initials: djm

## Planning Board Meeting Minutes Thursday July 19, 2018

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

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

### ROLL CALL:

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

Others present: Brian Regan, Roy Sabourn, Gerry Warren, Joey Silvia, Flora Bryce  
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After call of the roll, Vice-Chairman F. Freeman appointed Alternate G. Kimball to sit in place of absent member S. Babin and Alternate C. Schofield 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 June 21, 2018 the members took the following action:

### **MOTION: "To approve the Minutes of June 21, 2018 meeting as amended."**

Motion: B. Benton

Second: G. Kimball

Discussion: None

Motion passes: 5-YES, 0-NO, 2-ABSTAIN (B. Dutto, D. O'Donnell)

### **PRELIMINARY BUSINESS:**

1. Board vacancy. Signing of Appointment of J. Piehn

In follow-up to the board's vote, at the June 21 regular meeting, to appoint Alternate J. Piehn to fill the vacant seat, until the next town election, B. Regan presented a Certificate of Appointment form for the board's review and signature.

After review and brief discussion, the board members signed the appointment form.

### **COMMUNICATIONS:**

B. Regan distributed copies of the following communications to the board for their review and consideration:

1. NH DES: LCJ Holdings "Owl's Nest" Alteration of Terrain Permit (AoT) application approval.

### **REPORTS:**

Planning Director report(s):

- Planner Review regarding item H. 1.

B. Regan reviewed his report to the board regarding the subdivision plan application before the board this evening, he noted he had not yet seen the revised/final plan.

#### **UNFINISHED BUSINESS:**

1. North Country Council: Letter regarding North Country Scenic By-Ways Council

B. Regan explained, at a prior meeting, the board had been presented with a letter from NCC seeking interest in participation on the NCSBWC. At that time the board asked for further, more specific, information.

B. Regan presented the additional information received.

Upon review and discussion, the board opted not to actively participate.

#### **HEARINGS:**

1. APPLICATION/PUBLIC HEARING- **6:15** Application for **Subdivision** submitted by Sabourn & Tower Surveying and Septic Design, PLLC. as agent for **Robert & Flora Boyce** and **David & Nancy Dionne** regarding their property at **Fir Tree Lane** (Tax Map 06 Lot 03-03) for subdivision of the parcel into two (2) lots of approximately 4.48 acres each, with buildings thereon.

F. Freeman read the foregoing and opened the public hearing at 6:15 pm.

F. Freeman recognized R. Sabourn as authorized agent of the applicants.

R. Sabourn distributed copies of a revised/final plan to the board for review.

He began his presentation by noting state approvals had been received and a Variance had been issued by the ZBA concerning the property in question

R. Sabourn described the final plan to the board pointing out:

- NH DES subdivision approval number had been obtained.
- Thornton ZBA Variance for “qualifying acreage”.
- Existing lot with two dwellings had been purchased by the applicants, each with a half interest in the undivided whole.
- Existing dwellings are served by a common well and common septic system.
- Existing soils conditions.

F. Freeman asked if, upon approval, the applicants were considering deeding the lots to each other individually.

R. Sabourn acknowledged that was the intent of the parties.

R. Sabourn also suggested approval of the proposed subdivision would serve to facilitate individual ownership, clean-up of any title issues and future conveyances.

B. Regan, referring to his “Planner Review” noted the proposed subdivision and Variance will actually make the two lots more compliant with zoning than the existing single lot.

Seeing no one else present to be heard on this matter, F. Freeman closed the hearing at 6:27 p.m.

F. Freeman went through the Final Plan checklist with the board.

The board then took the following action.

**MOTION: “I move that the board accept this application of Robert & Flora Boyce and David & Nancy Dionne as complete.”**

Motion: B. Dutto

Second: G. Kimball

Discussion: None

Motion passes: 7-YES, 0-NO

B. Regan noted, should the board see fit to approve the application, it could be written to reflect the conditions set forth in the ZBA Variance.

F. Freeman agreed that would be appropriate.  
R. Sabourn noted his clients would be in full agreement with those conditions.  
The board then took the following action.

**MOTION: "To approve the application for Subdivision submitted by Sabourn & Tower Surveying and Septic Design, PLLC. as agent for Robert & Flora Boyce and David & Nancy Dionne regarding their property at Fir Tree Lane (Tax Map 06 Lot 03-03) for subdivision of the parcel into two (2) lots of approximately 4.48 acres each, with buildings thereon and conditioned upon compliance with the terms of the Variance issued July 1, 2018 by the Thornton Zoning Board of Adjustment".**

Motion: B. Dutto  
Seconded: G. Kimball  
Discussion: None  
Motion passes: 7-Yes, 0-No  
F. Freeman then signed the Mylar and paper plans.

**OTHER BUSINESS:**

1. **Preliminary Consultation & Review** – Gerry Warren & Tom Duffield regarding potential development of land at Pemi River Campground [Map 16 Lot 3-50]

F. Freeman recognized property owner G. Warren who then introduced T. Duffield as his representative in the proposal being considered for submission to the board.

T. Duffield showed a marked-up plan to give the board a sense of what was to be proposed.

What is to be proposed are "camping cabins" measuring approximately "10 X 20 feet with a 6-foot porch, on existing campsites".

The prospective applicant suggested his existing campsites are in proximity to roadways and are therefore noisy. It was further suggested cabins would alleviate the noise issues.

Additionally, the proposed structures would be in the Flood Plain.

The board made reference to the current Campground Regulations which clearly state "camping cabins are not permitted".

T. Duffield responded by suggesting the regulations could be changed at Town Meeting, or they could seek a Variance.

It was the consensus of the board that change of regulations was in their jurisdiction but before considering such a move further research would be needed.

The board directed B. Regan to research the matter with respect to the revision of Campground Regulations in 2015.

2. **Concerned Citizen Issue.** 6 Pine Path [Map 10 Lot 02-42]

B. Regan shared a copy of a Concerned Citizen Form that had been filed and sent on for Planning Board review and action.

After brief discussion of the issues presented the board directed B. Regan to issue a letter to the property owner outlining the matter and offering an opportunity to present their side.

**ADJOURNMENT:**

The following motion was made at 7:19 p.m.

**MOTION: "To adjourn."**

Motion: G. Kimball

Second: L. Hoyt

Discussion: None

Motion passes: 7-YES, 0-NO

Respectfully Submitted,

*Brian Regan*, Planning Director

Thornton Planning Board Meeting

**July 19, 2018**

6:00 p.m.

Sign In Sheet

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

Thank you!

	Name	Address
1.	Roy Sabourin	Gore Rd. Thornton
2.	Gerald Warren	RT 3 Thornton
3.	Jay Silvia	RT 3 Thornton
4.	Tom Duffield	RT 125 "
5.	Flora Bruce	Fir Tree Lane Thornton
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