

TOWN OF THORNTON PLANNING BOARD

Approved on: OCT 18 2018
PB Initials: STB
Rec'd by Town Clerk on: 10/30/18
Town Clerk Initials: djm

Planning Board Meeting Minutes Thursday September 20, 2018

CALL TO ORDER – SALUTE TO THE FLAG:

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

ROLL CALL:

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

Others present: Brian Regan, Tom Duffield, Colin Brown, Shirley Benton, Gerald Warren, Jay Silvia.

After call of the roll, Chairman S. Babin appointed Alternate F. Gunter to sit in place of absent member B. Dutto.

Chairman Babin then acknowledged that a quorum was present.

APPROVAL OF MINUTES: Upon distribution and review of the meeting minutes of August 16, 2018 the members took the following action:

MOTION: "To approve the Minutes of Thursday August 16, 2018 meeting as amended."

Motion: F. Freeman

Second: F. Gunter

Discussion: None

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

PRELIMINARY BUSINESS: None

COMMUNICATIONS:

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

1. A copy of the Planning Director's letter dated August 23 regarding 3447 U.S. Rte. 3 was distributed by B. Regan for the board's review and information.
2. A copy of Board of Selectmen's letter to R. Dailey regarding a Concerned Citizen issue discussed at last month's meeting was distributed by B. Regan for the board's review and information. He also noted the letter from the Select Board to the concerned property owner advised Mr. Dailey to contact the Planning Director should he still have concerns. He further stated that, to date, he had not heard further from the concerned property owner Mr. Dailey.
3. B. Regan presented an overview of the status of surety posted for road construction and distributed a copy of his letter to T. Avallone regarding the expiration of Waterville Birches, LLC's letter of credit for the board's review and information.

REPORTS:

Planning Director report(s):

- Planner Review regarding item H. 1., H. 2 and H.3.

UNFINISHED BUSINESS:

1. Update: Concerned Citizen Issue. 6 Pine Path [Map 10 Lot 02-42]

B. Regan distributed copies of the letter requested by the board and sent to the Select Board as well as the Select Board letter to the concerned property owner. He further stated that, to date, he had not heard further from the concerned property owner Mr. Dailey.

2. Discussion: Campground Regulations.

[Note: Although no application had been filed, and having nothing formally on the agenda, G. Warren, J. Silvia and T. Duffield were present.]

The board continued its general discussion of the current Campground Regulations and, in particular the provision that "Camping Cabins" are not permitted.

Once again, the question of amending the Campground Regulations was raised and was the topic of general discussion.

D. O'Donnell pointed out that she had previously suggested the "waiver" provisions of the current regulation may be an option to an existing campground applicant as an alternative to an amendment of the regulations.

It was ultimately the position of the board that B. Regan touch base with legal counsel to get an opinion on utilizing the waiver provisions and some direction on how to best proceed with any application that may be submitted and including "Camping Cabins".

B. Regan acknowledged he would present the question to the board's attorney.

HEARINGS:

1. APPLICATION/PUBLIC HEARING- 6:10 pm: Application for **Subdivision** submitted by Shirley Benton and Jerel Benton of their property at **NH RT. 175** (Tax Map 11 Lot 02-03) for division of the parcel into **two (2) lots** of approximately **1.11** acres and **1.40** acres respectfully.

S. Babin read the foregoing and re-opened the public hearing at 6:10 pm.

S. Babin recognized T. Duffield and C. Brown as representatives of the applicants.

T. Duffield described the proposed plan and stated the applicants want to separate an existing parcel of a little more than 2.5 acres into two (2) building lots.

B. Regan stated he had reviewed the applicable checklist and had supplied it with his "Planner Review".

S. Babin noted the plan showed a frontage calculation on NH RT. 175 that differed from the calculation on the original survey plan.

C. Brown replied that different, more modern methods were used for the proposed plan and that would likely account for the minor difference in the length of frontage.

S. Babin also noted that a structure is currently being built on the parcel and it, and any other structures should be shown on the plan as should any existing well locations.

F. Freeman asked for the location of the building under construction.

T. Duffield stated it is on the southern portion of the parcel.

T. Duffield further noted the DOT driveway permit had been amended.

B. Regan noted he found the NH DOT driveway permit to be current and authorizing the shared access to two lots. He further noted, should the board approve the subdivision both parcels would have approved access form NH Rt. 175

S. Babin closed the hearing at 6:19 p.m. and asked for the wishes of the board.

The board then took the following action:

MOTION: "I move that the board accept the application of Shirley Benton and Jerel Benton concerning their property at NH RT. 175 (Tax Map 11 Lot 02-03) for division of the parcel into two (2) lots as complete, subject to the final plan showing existing structures and well locations."

Motion: F. Freeman

Second: F. Gunter

Discussion: None

Motion passes: 7-YES, 0-NO

B. Regan suggested, since the final plan would not be available for review this evening, it would be appropriate to continue the matter to a date and time certain for final consideration.

F. Freeman noted that the subdivision presented is in good order for approval.

S. Babin concurred, noting the only needing to address the issues that were those discussed earlier

S. Babin asked if there were any motions or further discussion.

MOTION: "I move for continuance of the public hearing to Thursday October 18th at 6:10 p.m."

Motion: J. Piehn

Second: D. O'Donnell

Discussion: None:

Motion passes: 7-YES, 0-NO

2. APPLICATION/PUBLIC HEARING- 6:20 pm: Application for **Subdivision** submitted by Shirley Benton and Jerel Benton of their property off **NH Rt. 175 at Old Sawmill Road** (Tax Map 11 Lot 01-33) for division of the parcel into **two (2) lots** of approximately **2.04** acres and **77 ±** acres respectively.

S. Babin read the foregoing and opened the public hearing at 6:24 pm.

S. Babin recognized T. Duffield and C. Brown as representatives of the applicants.

T. Duffield described the proposed plan to the board identifying the existing parcel and the proposed lot 2 to be divided out from it.

T. Duffield stated the applicant wanted to separate out the existing dwelling by carving out a parcel of approximately two acres.

S. Babin recessed the hearing to address the public hearing scheduled on item H.3 for 6:30 p.m.

S. Benton

After addressing the matter scheduled for a 6:30 public hearing, S. Babin re-opened this matter at 6:36 p.m.

B. Regan asked T. Duffield if the "qualifying acreage" could be identified.

T. Duffield described the topography and estimated the "qualifying acres" utilizing the proposed plan.

S. Babin asked that the calculations for the qualifying acreage be added to the final plan.

C. Brown stated the calculations would be added to the plan.

S. Babin closed the hearing at 6:49 p.m. and asked for the wishes of the board.

The board then took the following action.

MOTION: "I move that the board accept the application of Shirley Benton and Jerel Benton concerning their property off NH RT. 175 at "Old Sawmill Road" (Tax Map 11 Lot 02-03) for division of the parcel into two (2) lots, as complete."

Motion: F. Gunter

Seconded: F. Freeman
Discussion: None
Motion passes: 7-YES, 0-NO

The board then took the following further action.

MOTION: "To approve the application submitted by Shirley Benton & Jerel Benton the owners of a 79± acre property, identified as Map 11 Lot 1-33 and located at Old Sawmill Road into two (2) lots as depicted on the subdivision plan as submitted, upon fulfillment of the following conditions:

1. Amending the final plan to identify "qualifying" acreage for "Lot 2".
2. Applicant submittal of appropriate fees for plan recording at the Grafton County Registry of Deeds."

Motion: F. Freeman
Seconded: F. Gunter
Discussion: None
Motion passes: 7-Yes, 0-No

3. APPLICATION/PUBLIC HEARING-6:30 pm: (continued from August 16, 2018) 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.

After recessing the 6:20 public hearing S. Babin read the foregoing and re-opened the matter at 6:32 p.m. B. Regan presented a "Planner Review" showing the applicants had made a request, via telephone, that the matter be continued for one month.

After consideration of the "Planner Review", the board then took the following action:

MOTION: "I move that the board grant the applicants' request for continuance and place the matter on the agenda for Thursday October 18th at 6:30 p.m."

Motion: D. O'Donnell
Second: F. Gunter
Discussion: None
Motion passes: 7-YES, 0-NO

OTHER BUSINESS: None

ADJOURNMENT:

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

MOTION: "To adjourn."

Motion: F. Gunter
Second: B. Benton
Discussion: None
Motion passes: 7-YES, 0-NO

Respectfully Submitted,

Brian Regan, Planning Director

Thornton Planning Board Meeting

September 20, 2018

6:00 p.m.

Sign In Sheet

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

Thank you!

	Name	Address
1.	GERALD WARREN	Pemi River CAMPBELL
2.	Jay Silvia	2458 RT 3
3.	TOM Duffield	Rt. 175 Thornton
4.	Colin Brown	Boston
5.	Shirley Benton	Thornton
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