

TOWN OF THORNTON PLANNING BOARD

Approved on: 4/18/19
PB Initials: _____
Rec'd by Town Clerk on: 4/23/19
Town Clerk Initials: ajm

Planning Board Meeting Minutes Thursday March 21, 2019

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, B. Dutto, F. Freeman, L. Hoyt, P. Laufenberg, D. O'Donnell,

Alternates present: C. Schofield, G. Kimball

Members/Alternates absent: B. Benton, F. Gunter

Chairman Babin acknowledged that a quorum was present, there being six (6) Members present.

Others present: Jon Warzocha, Steve Tower, Roy Sabourn

APPROVAL OF MINUTES: Upon distribution and review of the meeting minutes of February 21, 2019 the members took the following action:

MOTION: "To accept and approve the Minutes of the Thursday February 21, 2019 meeting as amended."

Motion: G. Kimball

Second: D. O'Donnell

Discussion: None

Motion passes: 4-YES, 0-NO, 2-ABSTAIN (B. Dutto, P. Laufenberg)

PRELIMINARY BUSINESS:

1. Re: Appointment of Alternate. Consideration/Action on letter of interest from Julie Piehn, 50 Banjo Drive.

S. Babin read letter of interest submitted by J. Piehn to be appointed as an Alternate Member.

F. Freeman made the following motion.

MOTION: "I move that the board acknowledge and accept the letter of interest and appoint her as requested."

Motion: F. Freeman

Second: B. Dutto

Discussion: None

Motion passes: 6-YES, 0-NO

COMMUNICATIONS: None

REPORTS:

1. Planner Review of H.1 below.

2. Planner Review of H.2 below.

3. Planner Review-Update on Pitman Site Plan Application (3447 U.S. Rte. 3)

The above referenced reports were left by B. Regan to be considered with the related item.

UNFINISHED BUSINESS: None

HEARINGS:

1. APPLICATION/PUBLIC HEARING- 6:15 pm: Application for **Site Plan Review** submitted by **Horizons Engineering, Inc.** on behalf of **LCJ Holdings, LLC** for the development of a **“Maintenance Garage and Cold Storage Building”** upon the land located, within the **Owl’s Nest Resort**, off NH Rt. 175 containing approximately 179.5 acres and further identified as **Tax Map 16 Lot 07-01**.

S. Babin read the foregoing and opened the 6:15 matter.

The applicant deferred to the applicant presenting item H.2 for its presentation to continue to conclusion.

Upon the concluding votes on item H.2 the board returned to item H.1 for consideration.

J. Warzocha of Horizons Engineering, Inc. appeared as agent and identified his company as agent for the applicant. He presented the board with the plans for the proposal a gave a project overview.

S. Babin reviewed the submitted plans and clarified with the agent just what pages board was reviewing with the checklist.

B. Dutto questioned the set up for containment of fuels in the vehicle fueling area.

S. Babin referred to the issue of “tight tank”.

C. Schofield asked about traffic routing to and from the site via NH Rt. 175 and whether it would be a gated entrance?

J. Warzocha stated it would be limited vehicular traffic and at this time a gate was not in the plan.

L. Hoyt asked for elaboration of the proposed parking configuration.

F. Freeman raised the issue of the overriding Land Dedication agreement.

S. Babin further elaborated on the potential impact on the LDA

J. Warzocha stated he would bring that issue back to the applicant/owners

L. Hoyt question the impact of the existing power lines on this proposal.

J. Warzocha suggested the planned project could be completed with no impact from the existing lines.

S. Babin ran though the applicable checklist with the board and the applicant with the following issues remaining to be addressed by the applicant:

- Fuel storage
- “Tight tank” certification
- Fertilizer storage (type & amount)
- NH DOT Driveway Permit
- NH DES Septic
- CTFD review and letter
- Copies of State approvals & permits
- Land Dedication Agreement

The board then took the following actions.

MOTION: “I move that the board accept the application as complete.”

Motion: S. Babin

Second: G. Kimball

Discussion: None

Motion passes: 6-YES, 0-NO

MOTION: “That the matter be continued and set for public hearing on April 18, 2019 at 6:30 pm.”

Motion: D. O’Donnell

Second: F. Freeman

Discussion: No further discussion

Motion passes: 6-YES, 0-NO

2. APPLICATION-AMENDED SITE PLAN: An application for amendment to a previously approved **Site Plan** submitted by **Sabourn & Tower PLLC** as agent for **Mountain River Development, LLC** for their property at **22-23 Falls Road** and further identified as Tax Map 11 Lot 01-67 and Tax Map 11 Lots 01-6710 thru 01-6718. The amendment seeks the elimination of units 10-18.

S. Babin read the fore going and opened the matter for consideration.

R. Sabourn presented the revised plan and gave an overview of the proposal.

He further stated that the applicant's attorney suggested a revision to the plan to be note that the "convertible land" could retain the potential for the yet to be built units and the condominium documents shall be written with language to address that notation.

F. Freeman expressed that he felt that would work if the condo docs included adequate details.

D. O'Donnell asked if the only change to the plan was the added notation.

R. Sabourn said yes.

B. Dutto asked if the property was conveyed wouldn't the new owner have to present any future changes to this board?

After general discussion, it was felt that it depended on whether the property was "condominiumized" or not.

S. Babin ran through the "checklist" with the board and agent.

The board then took the following action.

MOTION: "I move that the board accept the application as complete."

Motion: F. Freeman

Second: G. Kimball

Discussion: None

Motion passes: 6-YES, 0-NO

S. Babin asked if there was further discussion and if not, what were the wishes of the board?

The board then took the following action

MOTION: "That the application and the re-vised Site Plan of Mountain River Development, LLC for their property at 22-23 Falls Road be approved as presented."

Motion: G. Kimball

Second: D. O'Donnell

Discussion: No further discussion

Motion passes: 6-YES, 0-NO

OTHER BUSINESS:

ADJOURNMENT:

The following motion was made at 7:18 p.m.

MOTION: "To adjourn."

Motion: G. Kimball

Second: F. Freeman

Discussion: None

Motion passes: 6-YES, 0-NO

Respectfully Submitted (from recording),

Brian Regan, Planning Director

Thornton Planning Board Meeting

March 21, 2019

6:00 p.m.

Sign-in Sheet

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

Thank you!

	Name	Address
1.	Jo-Varzochi - Horizons Engineering	34 School St. Littleton
2.	Ray Sabourin	Gore Road - Thornton
3.	Steve Tower	1022 R.W. Highway Woodstock
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