

# TOWN OF THORNTON PLANNING BOARD

Approved on: 12/19/13  
PB Initials: TBP  
Rec'd by Town Clerk on: 31 Dec 13  
Town Clerk Initials: ZK

## PLANNING BOARD MEETING MINUTES December 10, 2013

### CALL TO ORDER:

T. Phillips called the meeting to order at 6:04pm and led the pledge of allegiance.

### ROLL CALL:

The following members/alternates were present:

T. Phillips, Chairman	F. Freeman	C. Piantedosi	M. Peabody, Ex-Officio
G. Kimball	S. MacIntosh	R. Gilman/Alternate	

The Board discussed the amount of work that remains to be completed on the Zoning Ordinance and discussed possible dates for the required Public Hearings.

The Board determined to hold a Public Hearing on Proposed Zoning Amendments on Tuesday, January 7, 2014 at 6:00pm.

At 6:15pm the following motion was made:

**MOTION: "To enter non-meeting session in accordance with RSA 91-A:2 which states that consultation with legal counsel is not considered a public meeting."**

Motion: F. Freeman

Seconded: G. Kimball

Discussion: None

Motion Passes: 7 – Yes, 0 - No

At 7:20pm the Board returned to the Public Meeting.

The Board reviewed the TZO 4<sup>th</sup> Draft 11-05-2013 document submitted by G. Coogan and made the following comments to be submitted back to G. Coogan for his review:

1. The Board noted the minor changes to the final form of the proposed definitions as reflected in the minutes of the Public Hearing held on December 3, 2013.
2. The existing definition of Small Wind Energy Systems need to include changing the word typed "mans" to "means".
3. The Board discussed the status of the Zoning District Map and directed N. Decoteau to request an updated map from the town's map provider.
4. During the review of the Table of Uses the Board determined that a definition for Commercial Recreational Facility needs to be added and that the definition should pick up the language in the existing ordinance under Article V, C. Recreational Zone West 2. h. *"commercial indoor and outdoor recreational activities and related facilities and improvements to serve the same; such activities may include by not be limited to golf, tennis, swimming, cross country skiing, horseback riding, snowmobiling, hiking and bicycling."* This definition will go along with the

term being used in the Table of Uses and reflect the allowance given for these type of structures in the Recreational Zone West.

The Board discussed changes to the Table of Uses and directed N. Decoteau to make the following changes to the Table of Uses:

1. Remove the references to the various zones in the first column and place the uses in alphabetical order.
2. Spell check the terms: to include changing "warehouseing" to "warehousing"

The Board discussed changes to the Table of Dimensional Requirements and directed N. Decoteau to make the following changes:

1. Use 1 acre / dwelling unit for Minimum Lot Size in RR, GR and RZW.
2. To include footnote #6: "Not specified for Commercial/Industrial uses: See Conventional Development or Cluster Development for Residential uses."
3. To include footnote #7: "Innovative land use regulations per RSA 674:21 may allow for modifications to the requirements in determining final road locations, driveway locations, dwelling locations and strict conformity to setback requirements."
4. To be sure the abbreviation "ft." is included in each space as necessary.

The Board returned to reviewing the TZO 4<sup>th</sup> Draft 11-05-2013 document submitted by G. Coogan and made the following comments to be submitted back to G. Coogan for his review:

1. In Article X: General Provisions change the use of the term " Accessory Dwelling Unit" to Accessory Apartment" as determined at the Public Hearing on December 3, 2013. The Board noted there are several places in the numbered items 1 – 8 where the term needs to be changed.
2. In Article X: General Provisions A. Accessory Apartment #1: Purpose: The purpose of allowing Accessory Apartments within single family homes in all "zones" (remove residential districts) is to provide..."
3. Page 11: B. Conventional Development – Remove the footnote notation and use (*See Table of Dimensional Requirements*) beside or under the heading instead.
4. Page 11: C. Cluster Development – Keep the first paragraph "Cluster development is intended to provide flexibility in arranging the layout of lots and buildings on the land so as to minimize the impact on natural features and to reduce potential cost to the Town."
5. Page 11: C. Cluster Development – To change the third sentence to "Cluster Development shall be considered only on parcels of land exceeding (5) acres, however, the Planning Board shall have the authority, pursuant to RSA 674:21 to adopt regulations and grant waivers in appropriate cases for Cluster Development."
6. Page 12: #4. It currently has two periods after the number. Remove one. The same correction needs to be made on a., and e. under #5 as there are two periods after each of those letters. And again #6 on page 13 has two periods after it.
7. Page 12: #1. Water Supply – Remove "If central water is supplied, hydrants must be installed. If individual wells are used". Add "Adequate water for fire suppression purposes shall be available. The source of water may be on or off site and the amount available shall meet the standards required by the Planning Board and the Fire Department."

8. Page 12: #2. Sewage Disposal: - Delete everything except "Plans must be prepared by a licensed professional engineer or licensed septic designer and be approved by the NH Department of Environmental Services."
9. Page 13: D. Home Occupation – Keep the first paragraph with the following change to the last portion: "...or use by an electrician, plumber or similar tradesman provided that the applicant first meet with the Planning Board and presents a letter indicating all of the following qualifications are observed:
10. Page 14: D. Home Occupation – Make the Note: "An auto repair facility is not considered a home occupation." Point #9.
11. Page 14: G. Earth Excavation: The Planning Board agrees that the heading should be changed from Earth Removal to Earth Excavation.
12. Page 14: H. – the title of this heading should be Water and Sewer
13. Page 14: I – the title of this heading should be Time Sharing (just a change by capitalization of the S in Sharing)
14. Page 14 and 15: ARTICLE XI Board of Adjustment – The Board agrees to keep the entire section as proposed.

The Board discussed how to present the revised Zoning Ordinance and proposed amendments to the voters.

The Board directed N. Decoteau to research the issue taking advantage of available resources.

M. Peabody updated the Board on some suggested changes for the Planning Board in FY2014 for the purposes of beginning a discussion on the needs of the Planning Board.

At 10:15pm the following motion was made:

**MOTION: "To adjourn."**

Motion: C. Piantedosi

Seconded: G. Kimball

Discussion: None

Motion Passes: 7– Yes, 0 – No

Respectfully submitted by:

Nancy Decoteau, Planning Board Assistant

# TOWN OF THORNTON PLANNING BOARD

## NOTICE OF PUBLIC MEETING Workshop Session Tuesday, December 10, 2013

### Agenda

- A. Call to Order – Salute of Flag:
- B. Roll Call:
  - T. Phillips, Chairman    S. Babin, Vice Chairman    M. Peabody, Ex-officio
  - S. Macintosh, Member    G. Kimball, Member    F. Freeman, Member
  - C. Piantedosi, Member    R. Gilman, Alternate    F. Gunter, Alternate
- C. Non-public/Non meeting with Planning Board attorney
- D. Review of TZO 4<sup>th</sup> Draft 11 05 13 (Rev 4.0)
- E. Adjournment

**Planning Board**  
**December 10, 2013**  
**SIGN IN SHEET (Please Print)**

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