

TOWN OF THORNTON
Zoning Board of Adjustment

Approved on: 1-14-14
ZBA Initials: JD
Rec'd by Town Clerk on: 5-2-14
Town Clerk Initials: JS

ZONING BOARD of ADJUSTMENT MEETING MINUTES
October 22, 2013

CALL TO ORDER:

J. Demeritt called the meeting to order and led the pledge of allegiance at 7:00 pm.

ROLL CALL:

The following members/alternates were present:

J. Demeritt, Chairman D. Gravel, Vice Chairman D. Day, Member W. Rose, Member
J. Marshall, Member C. Hodges, Alternate

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of October 15, 2013 as presented."

Motion: D. Gravel

Second: J. Marshall

Discussion: None

Motion Passes: 5 Yes - 0 No

Regular Business:

MOTION: "To adopt the amended Rules of Procedure for the Zoning Board of Adjustment."

Motion: W. Rose

Second: D. Gravel

Discussion:

D. Gravel noted two typos that needed to be corrected. A space needed to be deleted and the word "closed" was changed to "close".

N. Decoteau corrected the errors and printed a new document for signature.

Motion Passes: 5 Yes - 0 No

N. Decoteau updated the Zoning Board members on the progress the Planning Board is making on updating the Zoning Ordinance.

PUBLIC HEARING:

J. Demeritt opened the Public Hearing at 7:15pm.

Public Hearing to consider the Application for a Special Exception to allow Valley Snow Dogz, LLC to operate Sled Dog Educational Excursions on property owned by Bradford Benton and Helen Steele identified as Tax Map 10 Lot 3-37 known as the Sugar Shack Campground located at 2015 NH Rt. 175. The Application for a Special Exception is submitted by Lydia Dale-Mesaros of Valley Snow Dogz, LLC.

J. Demeritt noted that the Public Hearing is a continuance of the Public Hearing held on October 15, 2013 where it was determined that an application submitted for a variance should have been for a special exception.

D. Gravel noted that none of the abutters present at the first hearing were present at the meeting.

C. Hodges asked if the original application was ever formally withdrawn.

L. Dale-Mesaros requested that the application for a variance be withdrawn.

J. Demeritt opened the floor for comment from the applicant.

L. Dale-Mesaros stated for the record that the minutes of October 15, 2013 indicate that "they have wheels for the sleds" when in fact the dogs pull a four-wheeler during the periods where there is not enough snow.

L. Dale-Mesaros stated the four-wheeler is either in neutral or engine-off mode when the dogs pull it.

MOTION: "To close the Public Hearing portion of the meeting at 7:20pm."

Motion: D. Gravel

Second: J. Marshall

Discussion: None

Motion Passes: 5 Yes - 0 No

The Board began deliberations.

W. Rose asked the applicant what the maximum number of vehicles on site would be.

After some discussion with the Board, L. Dale-Mesaros stated that not more than 10 vehicles at one time.

D. Gravel asked how to satisfy the concerns regarding noise voiced by the abutters at the previous Public Hearing.

C. Hodges directed the Board members to RSA 466:31 which addressed the limitations on barking dogs.

W. Rose asked for specific clarification on what the season of operation is planned for.

L. Dale-Mesaros stated October 16 through April 16 defines the season.

W. Rose asked the applicant how many days a week they would operate.

After some discussion with the Board, L. Dale-Mesaros stated that they would be on site up to four days a week and expected that there may be slightly more activity around holidays.

J. Marshall suggested that a condition of approval be should be that the operation would be for not more than 114 days between October 16 and April 16 which allows for an average of four days per week and includes an addition ten days over that total.

J. Demeritt stated that a condition of approval should be included to specify that the operation use the gravel parking area on the left of the access road as indicated on the plan and not the parking area directly in front of the golf driving range.

L. Dale-Mesaros stated her agreement that the operation will use only the gravel area on the left side of the access road.

J. Marshall requested the applicant confirm what the daytime hours of operation are for the proposal.

L. Dale-Mesaros stated they would operate between 8:00am and 7:00pm not to exceed four hours per day.

J. Demeritt stated that there should also be clarification that access to the property would only be via the access road for the Sugar Shack Campground.

L. Dale-Mesaros stated they would use the Sugar Shack Campground access road and not use the area across from the Sugar Shack pancake house.

MOTION: "To grant the request for a Special Exception to allow Valley Snow Dogz, LLC to operate Sled Dog Educational Excursions on property owned by Bradford Benton and Helen Steel e identified as Tax Map 10 Lot 3-37 known as the Sugar Shack Campground located at 2015 NH Rt. 175 in the General Residence Zone per the terms of the application submitted with the following conditions:

- 1. To adhere to RSA 466:31**
- 2. To use the existing gravel parking area on the left of the access road as indicated on the plan.**
- 3. To use only the Sugar Shack Campground access road to access the site.**

4. To operate not more than 114 days between the period from October 16 through April 16.
5. To operate between the hours of 8:00am and 7:00pm not to exceed 4 hours per day.
6. To limit the number of vehicles on site to not more than ten.

It is understood that the conditions listed take precedence over details contained in the application where appropriate."

Motion: W. Rose

Second: D. Gravel

Discussion: None

Motion passes: 5- Yes, 0-No

ADJOURNMENT:

At 8:15pm the following motion was made:

MOTION: "To adjourn."

Motion: D. Gravel

Seconded: J. Marshall

Discussion: None

Motion Passes: 5 – Yes, 0 – No

Respectfully submitted by:
Nancy Decoteau, Zoning Board Secretary

Approved on: 1. 14. 2014