

TOWN OF THORNTON PLANNING BOARD MEETING MINUTES

Meeting Date: April 19, 2007

The Thornton Planning Board met and held a public hearing on, Thursday, April 19, 2007, 7:00 PM at the Thornton Town Hall.

Board Members Present: Barry Van DeMoere, Chairman, Jim Parziale, Selectmen, Tyler Phillips, Nancy Byerly, Sandy MacIntosh, Tom Anderson, Sally Kriebel, Russell Gilman, Bart Dutto, Tyler Stearns, Ron Jansen and Marianne Peabody, Secretary.

Chairman Van DeMoere called the hearing to order at 7:00 PM. with the review of the March 15, 2007 meeting minutes. Corrections and amendments were made. A motion was made and seconded to approve. VOTED 7-0.

Board members present reviewed the minutes of the March 29, 2007 business meeting minutes. Corrections included adding board member Sally Kriebel as being present. Under items of concerns listed for Hidden Acres Road the Board has voted to add #5 to read: "Site lines at the intersection of Millbrook is a concern." Under the last paragraph that suggests that Hidden Acres Road become a one-way-road, it was mentioned that a one way road would be difficult to enforce. Lastly at the intersection off of Route 175 to Hidden Acres Road there does not appear to be a problem with buildings being to close to the road. A motion was made and seconded to approve the minutes of March 29, 2007. VOTED 7-0.

Maria DeMarco Upper Mad River Rd (3) Lot Subdivision – Conditional Approval/Final

Mountain Mapping Surveying presenting plan. Maria & Peter DeMarco present. No abutters present. Board member Sally Kriebel stepped off the Board and left the room. Board Members discussed density requirements for these lots. Conversation centered on wetlands vs. seasonal high water table with the possibility of being too liberal regarding the density requirement. The final checklist was completed and a motion was made and seconded to approve this subdivision final. VOTED 7-0.

Birch Bend Approved Subdivision Mylar Signing

On June 6, 2006, the signed mylar for the Birch Bend subdivision was mailed in a mailing tube to Grafton County registry of deeds for recording. On April 2, 2007 the mylar was returned to the Planning Board Office from Grafton County Registry of deeds with a note stating that the mylar could not be recorded in the condition that it was in. The ink on the mylar ran and the mylar became unable to be read. The DeMarco brought to the planning board in a new mylar for signature and recording. The original mylar is on file.

Highland Pointe, James Powers, Rt. 3 (14) Lot Subdivision – Conditional Approval/Final

Developer Jim Powers presenting plan. Board Member Tyler Phillips stepped off the Board and left the room. Board members discussed with Jim Powers new criteria that they would like to see in place as a contingent of the final or implement a new mechanism to receive an "as built" plan relative to road construction. The concern lies

with the (3) waivers that were granted for this developments roadway. Mr. Powers expressed concern with this new requirement and felt that the playing field was not fair. The concern that the Board has is with the road not being constructed according to the road profile, and like all construction, there is most always deviation from the approved plan. After discussion, it was decided to add a line item under the schedule of values for the amount of \$1, 000.00 to the letter of credit for an as-built plan for conforming to the (3) granted waivers. A motion was made and seconded to approve this subdivision final contingent on the following: VOTED 7-0.

State permits:

DES

Wetlands

DOT

Letter of Credit for the amount of \$291,004.00 plus

New line item for the amount of \$1,000.00 as built for conformity to (3) road construction waivers.

Darlene King/King Realty, 445 Upper Mad River Rd – Bed & Breakfast Informational

Darlene King, King Realty was before the Board representing perspective buyers for property located at 445 Upper Mad River Rd. Tim & Gayle Spitzer will be the new owners and they are proposing to open a bed & breakfast at this location. The application process will fall under site plan review and below are some of the items the board will require for approval.

1. On site inspection
2. Proof that the septic is constructed for a (6) bedroom.
3. Contact with the Fire Chief regarding a State mandates sprinkler system.
4. Parking
5. Lighting
6. Other items that could be a concern.

Mountain River Development, Mill Brook Village, Lot 29, (4) Lot Subdivision off Joshua's Lane – Formal consideration/conditional approval/final

Jim Ingram, Developer presenting plan. No abutters present. Jim Ingram explained to the Board that clearly Cal's Hill will not be considered a town road. He would prefer Cal's Hill to remain a private drive. Jim Ingram is requesting a waiver for a (4) lot subdivision with a drive coming off the third lot. Board Members asked if this 29-ac. lot had potential for future subdivision. Mr. Ingram's reply was "yes." He explained to the Board that there would be no future subdivision. After discussion, board members considered taking a vote to waive the subdivision requirement that a driveway may serve up to (2) lots, and to allow (4) lots with no future subdivision. This vote was 6-1. (Tyler Phillips opposed) Board members recognized that Cal's Hill is considered a low volume roadway. The following list are conditions that will be a part of this subdivision approval.

1. Written waivers submitted.
2. Road name approved by Fire Chief
3. A note on the plan and a copy of the deed stating that Cal's Hill will never become a town road
4. A note on the plan stating there will be no further subdivision the roadway (Cal's Hill) may serve up to (4) lots.
5. Long-term ownership & maintenance of road and a copy of the Homeowners Asso.

6. Driveway will be paved
7. State approvals.
8. Strong language on the plan relating to liability.

**Lower Tecumseh View, Duncan Trust, Adams Farm Rd (4) lots –
Conditional/Approval/Final**

Waiting for estimate.

Commons Development – Gilman Property – Thornton Gore – Informational

Cancelled until next month

Other Business

A business meeting will be held on, Thursday, May 3, 2007, 6:00 PM at the Thornton Town Hall.

Items of discussion:

RSA 155:E

Procedures, alternates, site reviews, subdivision regulations, irregular shaped lots, other business before the board.

This hearing adjourned at 9:35 PM. Next scheduled hearing will be held on, Thursday, May 17, 2007, 7:00 PM at the Thornton Town Hall.

Respectfully Submitted,

Marianne Peabody

Secretary

Posting Date: 04/24/07