

TOWN OF THORNTON BUSINESS MEETING MINUTES
September 6, 2007

The Thornton Planning Board met and held a business meeting on,
Thursday, September 6, 2007.

Board Members present: Barry Van DeMoere, Chairman, Tom Anderson, Vice Chairman, Jim Parziale, Selectmen, Sally Kriebel, Ron Jansen, Sandy MacIntosh, Tyler Phillips, Russ Gilman, Fred Gunter, Bart Dutto and Marianne Peabody, Secretary.

Northern Acres – Letter of credit – Board members reviewed a letter dated August 27, 2007 from Northern Acres requesting a letter of credit reduction for “**Fair View Drive**” in the Highland Pointe Subdivision. After discussion board members decided to view the road individually. Northern Acres will be contacted prior to the individual onsite inspections to be sure that individual board members will not be interfering with work being preformed on the construction site.

Sunset Rock Excavation – Board members reviewed correspondence mailed to Attorney Barton Mayer.

Whitehouse Excavation Pit – Board members reviewed the letter dated August 22, 2007 mailed to Mr. Whitehouse and his children regarding reclamation.

Demarco Letter – Board members reviewed a letter sent to the Kowalski’s from the Demarco’s regarding a spring located on the Demarco property draining onto the Kowski property.

Proposed subdivision change – RELEASE OF SECURITY FOR PERFORMANCE

After lengthily discussion, the board has revised the following **DRAFT** relative to the **Release of Security for Performance**.

The Security Guarantee shall not be released until:

1. The Board receives either a statement from (a.) A registered land surveyor stating that the subdivision has been constructed in compliance with the final plan or (b.) An as-built plan sealed by a registered land surveyor.
2. A site visit is conducted with the Board of Selectmen, Planning Board, and the registered land surveyor who certifies to the Board of Selectmen and Planning Board that all roads are completed according to the approved plan, or identifies where deviations acceptable to the Planning Board have been made.
3. The Fire Chief has certified that the fire fighting water supply system, if required, has been inspected and is functioning.
4. Upon receipt of the certifications as outlined above, the Town shall release the security guarantee or an appropriate portion thereof.
5. Certification and/or release of security guarantee does not constitute acceptance of roads or streets by the Town of Thornton.

The above shall be reviewed again by the board with the possibility of additional amendments.

Zoning – The Planning Board will be inviting the Zoning Board of Adjustment to meet with them to discuss proposed zoning amendments at the upcoming March 2008 town meeting. This meeting will be held on Thursday, October 4, 2007 @ 6:00 PM. at the Town Hall.

Items of discussion: Hotel/Motel density requirements for full time residents.
Sexual predator ordinance.
Setbacks from ROW's.

Fall Planning & Zoning conference at Loon Mountain – If any members plan on attending please submit your registration application.

Board Members Tyler Phillips – informed members of the New England Conference in Vermont. If anyone is interested in attending contact Tyler for more information.

This meeting adjourned at 7:40 PM. Next scheduled hearing will be held on, Thursday, September 20, 2007 @ 6:00 PM. Next scheduled business meeting will be held on, Thursday, October 4, 2007 @ 6:00 PM.

Respectfully Submitted,

Marianne Peabody
Secretary