

Town of Thornton
Planning Board Business Meeting Minutes

Meeting Date: November 1, 2007

The Thornton Planning Board met and held a business meeting on,
Thursday, November 1, 2007 @ 6:00 PM.

Board Members Present:

Tom Anderson, Vice Chairman
Jim Parziale, Selectmen
Sally Kriebel, Sandy MacIntosh, Russ Gilman, Fred Gunter

Others Present:

Jim Demeritt, ZBA Chairman

Public Present:

Beverly Chappell

Comprehensive Shoreland Protection Act

At 6:15 PM Vice Chairman, Anderson opened the meeting with an introduction of the amended Comprehensive Shoreland Protection Act that has been amended and will become effective on April 1, 2008. RSA 483-B:1 through 20. Alternate Board member Fred Gunter explained the amendments that have been added to this act. Board Member Sally Kriebel handed out a synopsis of the amendments, while Fred Gunter explained the changes. A copy of the new amended Shoreland Protection Act that now includes Thornton and Woodstock can be seen at the DES Shoreland website at www.des.nh.gov/espa and a copy of the changes are posted on the towns website at www.thorntonnh.org Board Member Gunter explained to the Board that the State is in the process of hiring (6) new inspectors to enforce this act. A copy of the Comprehensive Shoreland Protection Act will be forwarded to the building inspector.

Discussion relative to proposed zoning amendments

1. Location of Structures – Article VI – Written by Board Member Fred Gunter

Any building or additions shall be setback at least 25 feet from any state, local or private highway / road right-of-way. A set-back of 15 feet is required from any other boundary line, except that a 15 foot set-back is required from the edge of any public or private non highway/road right-of-way.

No less than 70 feet of open space shall be provided between multiple family dwellings or additions thereto and multiple family dwellings shall be set back at least 35 feet from any boundary line. Not less than 30 feet of space shall be provided between single family homes. There shall be a minimum of a 10 feet set back from the edge of a driveway to any boundary line except for shared driveways.

2. Seasonal Dwellings

3. Hotel Motel Residents- relative to density requirements - Board Member Sally Kriebel to research – Town of Bedford, Town of Raymond Ordinances

4. Convicted – Sexual Predators – living near schools and daycare facilities

5. Equitable Waivers – structures constructed within setbacks – To be written by Chairman Barry Van DeMoere

6. *Home/Occupations*
7. *Junk Yards*
8. *Code Enforcement Officer*
9. *Innovative Land Use*
10. *On going yard sales – Board Member Sally Kriebel to research*

Board Members have decided to review the zoning ordinance to see if there are other proposed amendments to add to the above list for discussion. Zoning Board of Adjustment Members will be contacted to submit proposed amendments.

Alternate Planning Board Member

Carolyn Piantedosi has expressed interest in serving as an alternate planning board member. A letter of interest was submitted on September 24, 2007. A motion was made and seconded to appoint Carolyn Piantedosi as an alternate planning board member. VOTED 6-0.

Other Business

Elderly housing was discussed relative to its limited availability. .

Tom Anderson – Cluster Development

Board Member Tom Anderson submitted a letter addressed to the Planning Board relative to his interpretation of the definition of “Cluster Development” as it reads in the zoning ordinance. He has expressed that he has a major concern with the design that has been submitted for a proposed development on the Gore Rd. He would like his letter faxed to the Planning Board Attorney Barton Mayer.

Eastbridge Realty LLC – Hidden Acres Rd – Cash bond \$13,800.00

The ditch repair work, as-built/profile plan, and final topcoat of paving on Hidden Acres Rd have been completed with the satisfaction of the Board of Selectmen. A letter from Eastbridge Realty LLC dated October 29, 2007 addressed to the planning was submitted. Eastbridge Realty LLC is requesting that their \$13,800.00, presently being held in a separate interest bearing account be released. After discussion a motion was made and seconded to hold the full amount of \$13,800.00 until November 1, 2008, this will allow a full winter, spring rains and housing construction to be complete before the town takes this road over. VOTED 6-0. The Road Agent will be contacted for a stop sign to be put up at Hidden Acres Rd & Millbrook Rd.

This meeting adjourned at 8:45 PM. Next scheduled hearing will be held on, November 15, 2007.

Respectfully Submitted,

Marianne Peabody
Secretary
Posting Date: 11/07/07

