

TOWN OF THORNTON PLANNING BOARD
Meeting Minutes
02/15/07

The Thornton Planning Board met and held a public hearing on Thursday,
February 15, 2007, 7:00 PM at the Thornton Town Hall.

Board Members present: Sally Davis, Acting Chairman, Ralph Perron Selectmen, Sandy MacIntosh, Sally Kriebel, Tom Anderson, Tyler Philips, Barry VanDeMoere, Russell Gilman and Marianne Peabody, Secretary.

Regular Business

Acting Chairman, Sally Davis opened this hearing at 7:10 PM. She informed Board Members that Russell Gilman would be acting as a non-voting member this meeting. The minutes of the January 18, 2007 meeting were reviewed and approved by Board Members present with an amendment to a sentence in the capital improvement plan update paragraph. The sentence read as follows: This presentation included, but not limited to paving priorities, and conditions of the roads vehicle plans, existing debt, and capital improvement reserve funds. Next year possibly through traffic studies emphasis will be placed on paving priorities. It was noted that although the CIP is not being utilized by the present Board of Selectmen, it is being referred to on occasion for reference by them. **The amended version reads as follows:** *This presentation included paving priorities, and discussion of a paving program according to conditions of the roads, vehicle plans, existing debt, and capital improvement reserve funds. Next year possibly through traffic studies emphasis will be placed on paving priorities. It was noted although the CIP is not being fully utilized by the present Board of Selectmen, it is being referred to on occasion for reference by them.*

A motion was made and seconded to approve the minutes of 01/18/2007.
VOTED 7-0.

Highland Pointe –James Powers (Robert G Hayes Estate) Route 3 (14 Lot Subdivision) Conditional/Final

Board Member, Tyler Phillips stepped off the Board. Philip, from Horizons Engineering presenting plan. Jim Powers, Developer present. No abutters present. The engineering report from Keach-Nordstrom Associates, Inc. (Planning Board Engineer) was submitted. Developer Jim Powers showed concern that Keach-Nordstrom completed a full report. Board members all agreed that they will review this full report and at next month's hearing they will be more familiar with the report and will be in a position to discuss the

recommendations made. Briefly sections of the report were discussed waivers, housekeeping items, driveway cuts in particular, lot 14 there is a 10% section that has good sight distance, suggested platforms and the site for disposal of stumps. Chairman Davis reviewed the list of items from the previous meeting and the following will be needed for final.

We are waiting for:

1. State driveway permit.
2. DES approvals.
3. Wetlands approvals.
4. Approval of road name from Fire Chief “Fairway Drive”(secretary will check on status.)
5. Stop sign fees \$125.00
6. Road sign fees \$100.65
7. Speed limits sign fee (20 mph) \$125.00
8. Abutters notification fee \$37.12
9. Engineering Costs
- 10.NFPA sprinkle system note on plan – to be changed to read
Campton/Thornton Fire Chief
11. Cost estimate for road construction, paving, and utilities.
12. Waivers granted or denied. (Consensus: Board Members agreed with
waivers. No formal vote has been taken)
13. Road island to show on plan.
14. Elevations to show clearer on plan.
15. Note #5 on plan to be deleted.

To be continued next month.

Capital Improvements Committee Final Update

Mitch Manseau, CIP Coordinator, Sally Davis and Jim Parziale, Chairman of CIP present. Mitch informed the Board that they have a new member, Cindy Schofield; she comes with background that will be helpful to our cause. Mitch posted on the screen copies of the completed 2006-2007 CIP Plan and explained it. Next year the CIP Committee plans on building a matrix prioritizing roads with the most traffic, # of dwellings and conditions with the end result of putting together a paving program. The committee will utilize our office records to begin this program. Mitch also informed the Board that the committee will provide at town meeting an (8) page handout of the updated CIP for residents to review and hopefully buy into this process.

Brox Industries, Inc. – Route 49 Grandfather Excavation Pit

George Hall, Division Manager, and Mr. Piper presenting plans for expanding the area of excavation at their pit located on Route 49.

This plan presented shows excavation on parcel 17-07-20 & 17-07-05 along with a conceptual development plan that could be presented to the board at the conclusion of the proposed pond excavation activities. Mr. Hall and Mr. Piper were informed that certainly town records indicate that parcel 17-07-20 is considered a grandfather pit. Parcel 17-07-05 is not considered a grandfathered pit. There is no indication that 17-07-05 has been excavated at any time. According to our zoning ordinance regulated commercial excavation operations in accordance with RSA 155:E and Thornton Excavation Regulations are permitted in the commercial and industrial zones. Mr. Hall informed the board that a site-specific application has been submitted to NHDES.

Mountain River Development – Mill Brook Village Lot 29 (4) Lot Subdivision off Joshua’s Lane – Application review/ Formal consideration/Conditional approval/Final

Jim Ingram presenting plan. No abutters present. Jim Ingram, Developer owns a total of 18.59 ac. considered to be Lot 29. He is proposing (4) lots. Lot 29 (residual) 12.92 ac. Lot 36, 1.62, Lot 37, 1.60, Lot 38. Discussion was centered on the grade of the road. The road profile submitted shows a grade from 10.77% to +12.00%. Thornton’s subdivision regulations section I. Table of Road Construction Standards # 4. reads: “Generally grades shall not exceed 8%, however, a short pitch not to exceed 10% may be accepted.” It was decided that a date for an on site inspection will be set at our next meeting. To be continued next month.

Maria DeMarco – Upper Mad River Rd (3) Lot Subdivision – Consultation Review/Formal Consideration/Conditional Approval

John March, Surveyor presenting plan. Maria DeMarco and Peter present. Abutters present Mr. Kowalski, Susan McDermott and Sean Byrnes. John informed the board that there is a total area of 3.42 ac. and they are proposing (3) Lots Lot; 1, 1.19 ac., Lot 2, 1.20 (existing house); Lot 3, 1.03. All three abutters showed concerns with this subdivision. Mr. Kowalski’s concern is with a well located in a wet area near his property line that he would like to see filled in and capped. He was informed that the well will be filled in and capped, but the water will most likely remain. Susan McDermott showed concern with the proposed lots being too close to her property; she is used to a wooded area and prefers not to have others so close especially when she drives down her drive. Sean Byrnes also feels the same way; he has been in a wooded area for a long while and prefers it remain that way. Maria DeMarco has agreed to consider keep a treeline buffer between lots with the possibility of incorporating this buffer in the deeds and shown on the plan. Board members discussed the irregular shaped lots being

proposed. Our regulations do not define irregular shaped lots. Board Member Russell Gilman feels that he has a solution to the McDermott's concerns, and he has made arrangements to meet with abutter McDermott on Friday @ 6:30 PM to discuss it. DES subdivision approval and driveway permit submitted to the Board. The Board has requested the following to show on the plan.

1. Show wetlands area on plan.
2. Show tree buffer on plan.

To be continued next month.

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

Will post again next month.

**Lev Shubov – Blake Mountain Motel & Cottages – USRT 3
(Under New Ownership & Management) – Informational**

Other Business

Questions raised by Board Members

Frasers subdivision – Were cul-de-sac islands part of the final approval?

What is an irregular shaped lot?

Meet the candidate's night will be scheduled and set by the Board of Selectmen.

This hearing adjourned at 11:00 PM. Next scheduled hearing will be held on, Thursday, March 15, 2007.

Respectfully Submitted,

Marianne Peabody

Secretary

02/21/07