

**THORNTON PLANNING BOARD
BUSINESS MEETING MINUTES
Meeting Date: October 4, 2007**

The Thornton Planning Board met and held a business meeting on, Thursday, October 4, 2007 at 6:00 PM at the Thornton Town Hall. Joining the planning board at this meeting was the Zoning Board of Adjustment.

Planning Board Members present: Barry Van DeMoere, Chairman, Arthur Gross, Selectmen, Tom Anderson, Vice Chairman, Sally Kriebel, Tyler Phillips, Ron Jansen, Sandy MacIntosh, Bart Dutto, Fred Gunter.

Board of Adjustment present: Jim Demerett, Chairman, David Gravel, Giff Kriebel, Dennis Day, Harry George and Marianne Peabody, Secretary.

Others present: Carolyn Piantedosi

Items of Discussion

Setbacks from ROW's (public & private)

A question was raised regarding the interpretation of ROW (what is considered a ROW?) The proposed setback distance discussed was 30ft from the ROW's edge. Board Member Fred Gunter will write the section **Location of Structures on Lots.**

Hotel/Motel density

It was discussed among boards that the Board of Selectmen should enforce the density requirement. The definitions of Motel/Hotel also should be defined in the zoning ordinance. A motion was made and seconded to contact Attorney Barton Mayer to review the procedure to determine the compliance of hotel/motel with respect to long-term occupancy. VOTED 7-0 Chairman Van DeMoere and Chairman Demeritt will be attending a Selectmen meeting to discuss this matter. It would appear as though the current use would be the dwelling units.

Procedure to prevent equitable waivers

Board members discussed the increase of applications brought before the board concerning equitable waivers. It has been recommend that when a building permit is submitted to the town, and if the proposed construction is within 30ft of the required 15ft setback that would trigger the requirement for the property owner to have a surveyor certify the placement of the footing before and after they are set. Chairman VanDeMoere to draw up an amendment and e-mail it to the planning board secretary for disbursement.

Home occupations/cottage industries

There was discussion to expand allowable home occupations with a greater review of neighborhoods expanded with those use.

Additions to the innovative land use list

There was discussion to expand the list of items under innovative land use.

Planning Board business meeting:

Falls @ Mill Brook – road construction release – Board members and the Road Agent visited the site individually and all report that the road construction, retention ponds and paving were satisfactory. A motion was made and seconded to sign the mylar.

VOTED 7-0.

Highland Pointe – Letter of credit release – ready for paving – Board Member Phillips stepped off the Board.

Board members and Road Agent visited this subdivision individually. The following items of concern are listed. 1. Shoulders along the road up & down are higher than the road. 2. More riprap in ditches without riprap. 3. Road elevation at loop appears to be low. 4. There is no crown at the cul-de-sac. 5. There is no crown at the 12% grade to Route 3. Surveyor to certify 12% grade. A motion was made and seconded to retain.

\$113,765.00 and release

\$178,239.00 from the \$292,004.00. VOTED 7-0.

Fondue Ave – Letter of credit release – ready for paving –Board Member Barry Van DeMoere stepped off the Board.

Board members and Road Agent visited this subdivision individually. A motion was made and seconded to reduce the letter of credit from \$175,000.00 to \$50,000 for paving. VOTED 7-0.

Whitehouse Excavation Pit

The planning board office has not heard from the Whitehouse's . Board members visited the site individually and all reported that the southwest side of the pit is being worked on. Board members expressed concern with the stabilization of the Day Drive side. Chairman VanDeMoere will draft a letter to the Whitehouse's expressing this concern.

Keach-Nordstrom Associates

Prior to subdivision, submission to Keach-Nordstrom Associates any submission will require an estimated review with a cap. It was also decided that a line item would be added to the letter of credit amount.

This business meeting adjourned at 9:00 AM

Respectfully submitted,

Marianne Peabody

Posted: 10/09/07