

TOWN OF THORNTON PLANNING BOARD MINUTES

Meeting Date: December 20, 2007

The Thornton Planning Board met and held a public hearing on, Thursday, December 20, 2007 @ 6:00 PM at the Thornton Town Hall.

Board Members present: Barry Van DeMoere, Chairman, Jim Parziale, Selectmen, Tom Anderson, Sandy MacIntosh, Tyler Phillips.

Alternate Board Members present: Russell Gilman, Bart Dutto, Fred Gunter and Marianne Peabody, Secretary.

All above listed members are voting members this hearing date.

Public Present: List attached.

Regular Business

The minutes of the November 15, 2007 hearing were reviewed and approved.

The minutes of the November 6, 2007 business meeting were reviewed and approved.

Nevin Scrimshaw – Sandwich Notch Rd – Informational

Mal Vand Heydan, LLC, Surveyor for Nevin Scrimshaw presented to the Board a 1991 survey by Robert Rhines, Surveyor and recorded at the Registry of Deeds at Grafton County. This plan shows conservation easement areas of approximately 64.82 ac. The Scrimshaw's are looking to include all of the family homes and land surrounding this conservation easement to be included in this new easement. Mal Vand Heydan will present a new plan showing this change.

Cobb Hill Construction – Weeping Birches LLC.

Selectmen, Jim Parziale stepped off the Board. Tom Avallon, Manager Cobb Hill Construction is before the Board to request that the original amount of \$340,000.00 for a letter of credit as a contingency for final be reduced to \$118,000.00. He has submitted a cost schedule showing improvements that have been complete. Tom explained to the board that the first coat paving will not be applied until construction is complete. He has also requested that the \$118,000.00 held in an interest bearing escrow account be released. All required state permits have been submitted. The cistern has been installed. Tom Avallon will contact fire Chief Tobine for testing the cistern. This subdivision has been previously voted final contingent on state approvals and a letter of credit. The Board voted unanimously to reduce the amount of the letter of credit to \$118,000.00, and to return the \$118,000.00 held in escrow. VOTED 7-0.

Richard McManus – 14 Berry Knoll Rd (2) Lot Subdivision – Consultation Review/Formal Consideration

Abutters from Homeowners Association present. Jim Collins, Mountain Mapping present. Property owner Richard McManus did not attend. This hearing has been cancelled. Will post again.

Highland Pointe – Route 3- Letter of Credit

Tyler Phillips stepped off the Board. Jim Powers, Developer present. Mr. Powers explained to the Board that the topcoat is down. All required improvements have been met and an “As Built” plan has been submitted. Presently there is a letter of credit out for \$113,765.00 that Mr. Powers has requested to be released. After discussion, the Board voted unanimously to reduce this letter of credit to \$11,500.00 for one year upon final acceptance of road improvements by the Road Agent.

The Barron Mountain Club – Commons Development Group LLC – Gore Rd Phase I (41 Lots) – Consultation Review/Formal Consideration

Board Members Russell Gilman & Sandy MacIntosh stepped off the Board.

Abutters present: See list attached. David Jordan, SFC Engineering, Robert Wildes, Developer, and Attorney Jack McCormack. Engineer Jordan presented to the Board a conventional layout showing 42 lots in Phase I. This design has maintained open space. The roads will remain private and there will be a HO Association. Phase II has not been designed.

Drainage plans for Barron Rd and off site improvements for a 400-ft stretch of the Gore Road were discussed. Presently there is no ditch line on this stretch of the Gore Road. The plan is to reclaim this 400-ft with 2-ft shoulders, retaining wall, culvert and re-paving. When these off site improvements on the Gore Road are complete, the Board of Selectmen and Road Agent will sign off. The cost associated with this off-site improvement will be a line item in the letter of credit. The property owner effected by the water run off will be contacted. The first coat of binder will be applied between May to September 2008 with the finish coarse coat complete in 2009. The 100-year flood was mentioned. On October 3, 2007 The Barron Mt Club submitted to the Board a request under Section IV General Requirements for the Subdivision of Land 1. Table of Road Construction Standards 1. That reads: Generally grades shall not exceed 8%, however, a short pitch not to exceed 10% may be accepted on occasion. The applicant is requesting a waiver to allow a section of Barron Road between stations 2+00+/- and 6+50+/- (approximately 450 feet) to be constructed with a grade of 12%. After dicussion a motion was made and seconded to grant this waiver request. VOTED 7-0.

Sellingham Rd was discussed and after conversation, it was decided that a to a gate will be installed by the developer and a key to be given to emergency personnel. Sellingham Rd will be paved from the development to the new lots that are a part of the development. The declaration will show that Sellingham Rd is a private road. Plans will be submitted to Keach-Nordstrom for review. Keach-Nordstrom will be contacted regarding a response time and estimated cost associated with his review. A motion was made and seconded to accept this application.

VOTED 7-0.

The following items are requested to move forward for final approval.

1. State Approvals (Alternation of Terrain, wetlands, approval for subdivision)
2. Driveway Permit
3. Public walking easement to National Forest
4. Private roads incorporated in deeds
5. Home Owners Association (long-term-ownership & maintenance of roads)
6. Development Agreement
7. Road names approved by Fire Chief
8. 911 Fees

9. Stop sign end of Barron Rd
10. Yield sign at the beginning of Sellingham Rd (applicant to contact Woodstock Road Agent to discuss with him if he feels there is a need.)
11. Spread sheet density calculation
12. Abutters footpath rights.
13. Upton Hatfield fees (paid in full)
14. Keach Nordstrom Engineering fees.
15. Cistern location – Fire Chiefs approval
16. Sellingham Road Agreement
17. Exterior Lighting (relative to Thornton’s Night Sky Ordinance)
18. Off site improvements (Gore Rd)
19. Schedule of cost estimate including off site improvements
20. Letter of Credit
21. Gate at the end of Sellingham Rd (applicants approach in dealing with this matter, applicant is recommended to contact the Woodstock Fire Chief to discuss a proposed gate and how it could impact emergency services.)
22. Declaration to mention Sellingham Rd is considered a private road
23. Covenant restrictions
24. Sample copy of deeds
Will post next month.

ZONING AMENDMENT 1ST HEARING

At 9:00 AM Chairman Van DeMoere opened this hearing and read the proposed (11) amendments. Each amendment was voted individually to be presented to the Town Clerk as a ballot question at the annual Town Meeting to be held in March 2008. VOTED 7-0. Amendment #11 Article III Definitions to add (J.) “Qualifying Acreage” was changed to read:

“Qualifying Acreage” Is the land used to satisfy the requirements of one acre per dwelling. Such acreage must be contiguous, but not necessarily with each lot within the development. (This amendment was voted unanimously to be moved to a second hearing.) Windmills were discussed and the Board would like to see an ordinance in place regarding the permitted use of them. This will be brought up as amendment #12 at the 2nd Zoning Hearing to be held on January 10, 2008 at 6:00 PM. Board Members discussed the possibility of removing from the ordinance the section relating to top soil. It was decided to leave the ordinance as it reads. A motion was made and seconded to hold a seconded hearing. VOTED 7-0

This hearing adjourned at 10:00 PM. Next scheduled hearing will be held on, Thursday, January 17, 2008.

Respectfully Submitted

Marianne Peabody
Planning Board Secretary
Posting date: 12/24/07