

**TOWN OF THORNTON PLANNING BOARD**  
**Meeting Minutes: May 17, 2007**

The Thornton Planning Board met and held a public hearing on, Thursday, May 17, 2007, 7:00 PM at the Thornton Town Hall. Board Members present: Chairman, Barry Van DeMoere, Jim Parziale, Selectmen, Tyler Phillips, Nancy Byerly, Tom Anderson, Sally Kriebel, Beverly MacIntosh, Ron Jansen, Russell Gilman, Tyler Stearns, Bart Dutto and Marianne Peabody, Secretary.

Chairman VanDeMoere opened this evenings hearing with a moment of silence for fallen Franconia Police Officer Corporal Bruce McKay.

**Regular Business**

The minutes of the April 19, 2007 meeting were reviewed with corrections and amendments made. Voted to approve. 7-0.

The minutes of the May 3, 2007 business-meeting minutes were reviewed with corrections and amendments made. Voted to approve. 7-0.

**Sugar Run Bed & Breakfast (3) bedrooms – 445 Upper Mad River Rd  
Thomas & Gayle Spitzer/owners/Site Plan Review**

Gayle Spitzer, property owner present. Darlene King present. No abutters present. The planning board has scheduled an on-site inspection for **Thursday, June 7, 2007 @ 7:00 PM at 445 Upper Mad River Rd.** A plot plan has been submitted showing the locations of the septic, well, and parking area. Darlene King explained to the board that the septic system has been replaced in kind. A letter from Fire Chief Tobine has been submitted outlining the states requirements for fire code safety construction relative to bed & breakfasts. Requirements are less stringent for a (3) bedroom than a (6) bedroom. This property is a part of the Sugar Run Development and there are no restrictions in the covenants regarding bed & breakfasts.

The following items will be required for approval:

1. Water testing – submitted.
2. State of NH Food License.
3. Approval from Fire Chief.
4. Dog licensed with the town ( submittal of rabies certificate)
5. Compliance with the towns night sky ordinance.
6. On – site inspection. (parking, lighting)

**Mountian River Development – Mill Brook Village - Lot 29 - (4) Lot Subdivision off Joshua's Lane - Formal consideration/conditional approval/final**

Jim Ingram, developer present. No abutters present. Jim Ingram submitted draft deeds for lots 37, 38, and 29. Incorporated in these deeds and a note on the plan will state that this is a private driveway and that the town has no responsibility to maintain it or consider taking it over or any liability from its use. Additionally, the deed to lot 29 will state that further subdivision is limited to one additional lot. This note will also be added to the plan. Declaration and bylaws of Mill Brook Village adding the new lots were submitted.

The road name Cal's Hill has been approved by the Fire Chief. (paperwork submitted). Notes 14 & 17 have been added to the plan. Note 14. Reads: "Cal's Hill Road is a private driveway serving a maximum of (4) lots. The Town has no responsibility to maintain the road or to consider accepting it as a town road. Additionally the town has no liability of any type in connection with Cal's Hill Road." Note 17. Reads: "Driveway access for Lot 36 must enter from Joshua Lane." Waiting for mylar. Will post for final next month.

**Lower Tecumseh View, Duncan Trust, Adams Farm Rd (4) Lots – Conditional Approval/Final**

L.E. Johnston Construction, Inc. via Secretary submitted a cost estimate for the construction of Adams Access Road to be brought up to standards up to the cul-de-sac to serve lots 15, 20, 21, & 22 for the amount of \$71,500.00. The breakdown is as follows: road construction \$34,000.00, electrical \$20,000, paving \$17,500.00. The Board approved the cost estimate submitted. The minutes of the 09/22/06 planning board meeting were reviewed and the following items are necessary for a final:

1. A waiver eliminating the island and 90 ft radius.
2. Plan showing that Lot 22 will be accessed from Lot 21 with a 25-ft ROW
3. Letter of credit for the amount of \$71, 500.00.

**Commons Development – Gilman Property Thornton Gore – Informational**

Commons Development, Barron Mountain Property, SE Group and SFC Engineering. Specializing in development of mountainous terrain presented a poster on an easel outlining the master plan of the proposed development that contains 350 ac. This will be a cluster development with a total of 65 lots. Amenities will include hiking trails, picnic areas, outdoor jacuzzis, ice skating ponds, and warming huts. The homes constructed in this development will be of some level of the green-home concept. And will be submitted in phases. The developers were reminded that the Gore Road is a scenic road and the state laws pertaining to scenic roads will apply.

**The Falls @ Mill Brook – Informational**

Jim Ingram, Developer. The Falls @ Mill Brook is a 17-unit condominium development approved by the Thornton Planning Board in 1989. Some improvements have been made. Septic, utilities and water are in. Jim Ingram is proposing to submit a new application. The Board has scheduled an on site visit for June 7, 2007 @ 7:45 PM.

**Little Swizerland Phase II Fondue Ave – Franz Dubach – Mylar Signing**

A cost estimate for road construction and paving of Fondue Ave was submitted along with a letter of credit for the amount of \$164,156.00. All other requirements for final have been met. The mylar was signed.

**Other Business**

Chairman, Barry Van DeMoere opened the floor to nominations to replace long-standing Board Member Nancy Byerly who submitted to the board a letter of resignation. Here letter of resignation read as follows:

Dear Friends, It is with a heavy heart and sad regrets that I submit my resignation as Thornton Planning Board Member effective at the close of the May 17, 2007 meeting. I have cherished my duties in this position for about twenty years and the memories will be with me forever. It has been an honor and responsibility to be a part of the Thornton's growth and I hope I served the town to the best of my ability. My best wishes to this great board. I shall miss you all so much.

Respectfully and regretfully submitted,

Nancy Byerly

Nancy, we will all miss you. Thank-you for your devoted twenty years of service.

*A round of applause was given for Planning Board Member Nancy Byerly.*

**Other Business**

Chairman, Barry Van DeMoere opened the floor for nomination to replace Nancy Byerly. Board Member Sally Kriebel made a motion to nominate Board Member Russell Gilman as a permanent member to the planning board. Board Member Tom Anderson seconded that motion. Board Member Russell Gilman declined the position. A second motion was made to nominate Ron Jansen as a permanent member to the planning board. It was seconded and Ron Jansen accepted. Fred Gunter sitting in the audience to say his good-byes to Nancy Byerly was asked if he would be willing to accept the open position of alternate planning board member. A motion was made and seconded to nominate Fred Gunter as alternate member to the planning board. Fred Gunter accepted. VOTED 7-0. Congratulations Ron Jansen and welcome aboard Fred Gunter.

This hearing adjourned at 10:00 PM. Next scheduled hearing will be held on, Thursday, June 21, 2007.

Respectfully submitted,

Marianne Peabody

Secretary

Posting date: 05/22/07