

**Thornton Planning Board Business Meeting Minutes**  
**Meeting Date: August 2, 2007**

At 5:00 PM the Planning Board met at “Waterville Birches, LLC” – Weeping Birches Lane and held an on-site inspection.

**Board members present:** Barry Van DeMoere, Chairman, Jim Parziale, Selectmen, Tom Anderson, Sandy MacIntosh, Sally Kriebel, Tyler Philips, Ron Jansen.

**Alternate members present:** Russ Gilman, Fred Gunter, Tyler Stearns, Fred Gunter, Bart Dutto and Marianne Peabody, Secretary.

**Others present:** Tom Avallone, Chris Nadeau, Ken Mounlton, George Lagus.

Tom Avallone orientated the board with a poster board plan of the Birches subdivision. He informed the board that they have met with Engineer, Steve Keach and all items of concern have been addressed. Highlights of this site walk that took notice were: The gate, septic, old foundation, road, grades, culverts, access onto Snowood Dr., drives, 911 names, unit placements, and cistern. The Fire Chief has informed the applicants and secretary that he does not agree with the suggested location of the cistern. Roadways will be paved; drives leading to the units will remain graveled. Road grades, water distribution and pressure were discussed. All Board Members agreed that there are no issues with **“Black Birches”**. Waterville Birches; LLC has requested permission to begin construction on Black Birches. It has been recommended that a mylar for **“Black Birches” Phase I** be submitted with a letter of credit at our next hearing in August.

At 6:30 PM, Board Members drove to the next site visit located at 3243 USRT 3 “Thornton Family Store” Board members walked the property and items discussed included: Parking, angle parking and handicap parking was recommended since the building is very close to Route 3. On street parking should be avoided. Septic and wells were reviewed. Dumpster location was also shown. Signs and lighting were discussed. The applicant agreed to comply with the town’s present lighting standards. This application will be continued at our next hearing in August.

7:15 – Town Hall – Business Meeting

**Road Construction Standards** – Road grades were discussed. Board Members after lengthy discussion decided to leave them as they read in our subdivision regulations. Waivers will continue to be considered.

**P. Release of Security for Performance** – was discussed in length. The following is a sample proposed amendment to the subdivision regulations to be considered at the September Planning Board hearing:

**A. The Board receives a statement from a registered land surveyor stating that the subdivision has been constructed in compliance with the final or as built plans by a registered land surveyor. A site visit is conducted with the Board of Selectmen, Planning Board, and the registered land surveyor who certifies to the Board of Selectmen and Planning Board that all roads are completed according to the approved plan or identifies where deviations have been made.**

Out of town subdivision regulations will be reviewed pertaining to the release of securities.

B. Under this section, discussions were centered on: Certification and/release of security guarantee does not constitute acceptance of roads or streets by the Town of Thornton.

**Proposed time change for monthly public hearings.** Board Members agreed that beginning in September monthly scheduled hearings will begin at **6:00 PM**. This new time has been changed from 7:00 PM. A motion was made and seconded to open the regular scheduled monthly hearings held on the third Thursday of each month at **6:00 PM**. Voted 7-0. This new start time will be revisited at the end of the year.

A sample good will and faith agreement proposed from Commons Development was discussed briefly.

The letter to Mr. & Mrs. Kowaski will be carbon copied to the DeMarco's.

The Board will advertise for an alterternate member.

Thornton Family Store – the high nitrates found in the recent water testing is a concern. Mr. Leon will be requested to present to the board information relative to the existing septic system.

Waterville Birches LLC – Black Birches – The Board has confirmed that there is no problem with Phase I – Black Birches.

This meeting adjourned at 9:35 PM

Respectfully Submitted,

**Marianne Peabody**

**Secretary**

Posting date: 08/07/07