

TOWN OF THORNTON
Planning Board Hearing Minutes
Hearing Date: January 17, 2008

The Thornton Planning Board met and held a public hearing on,
Thursday, January 17, 2008, at 6:00 PM.

Board Members present: Barry Van DeMoere, Chairman, Jim Parziale, Selectmen, Tyler Phillips and Sally Kriebel. Alternate Members present: Russ Gilman, Carolyn Piantedosi.

This evening all above listed members are voting members.

Attached is a sign in sheet with applicants, agents, abutters and public in attendance at this hearing.

Regular Business

The minutes of the December 20, 2007 hearing were reviewed with corrections and comments. Alternate Board Member Russ Gilman showed concern with listed item #21 under the heading of The Barron Mt. Club. The requested installation of a gate by the applicant on the top of Sellingham Rd. That by installing a gate could pose a safety concern with emergency responders, in particular the fire department. Roy Sabourn was in attendance, and strongly recommended that the applicant, prior to installing the gate, contact the Woodstock Fire Chief. Another listed item of concern was #10 requesting a yield sign at the bottom of Sellingham Rd. After discussion Board Members agreed that the applicant should contact the Road Agent for the Town of Woodstock and discuss concerns he could have with the placement of a yield sign at that location in his Town. Board members also agreed that these two items should be addressed at our next hearing with The Barron Mt. Club applicants. A motion was made and seconded to approve the minutes of December 20, 2007 with amendments.

VOTED 6-0.

Earth Removal

Selectmen Roy Sabourn and Selectmen Arthur Gross requested the Planning Board to address Article VII Miscellaneous Guidelines & Requirements C. EARTH REMOVAL. They feel that the way it is written is unfair, arbitrary and no justification for it. The question raised by the Planning Board is how is it different from gravel removal?

Lorreta Pinkham – Hospice – Home Care Provider – Banjo Dr. – Informational

Abutters from Banjo Dr. were present. Loretta Pinkham was not.

Owl Street Associates LLC – New (9) hole golf course – (former Pike & Pope property) – Informational

Chairman Barry Van DeMoere and Board Member Tyler Phillips stepped off the Board. Tom Mullen and Walter Elander of Owl Street Associates presented a proposed site plan of a 9-hole golf course. Ralph Perron, Abutter representing Neighborfest present. Tom Mullen explained to the Board that historically, as the subdivision phases (Linkside, Glades, Windcrest, and Meadows) were presented to the board, the golf holes were included in the application and approved in phases. Tom Mullen informed the Board that

they have been in touch with the State regarding the Shoreland Protection Act. There is no impact to wetlands (zero wetland onsite delineation has been done). All drainage will be contained on site and two ponds will be constructed. Regarding the shoreline they are within the 250-reference line and housing construction will be done outside of the reference line. They will also create a 75ft band from the shoreline instead of the required 50 ft. Tom also informed the Board that they are ahead of schedule and would like to start reclaiming the Pike land with golf holes. Owl's Street Associates has requested that the Board consider granting them a waiver for full site plan review. It was MOVED: That the Thornton Planning Board grant a waiver of the requirements for full Site Plan Review for Owl Street Associates' (OSA) plan to construct a new nine hole golf course addition on the former Pike and Pope properties. In granting this waiver, the Planning Board finds that the imposition of a full Site Plan Review procedure would, in fact, place an unnecessary burden on OSA since OSA will be bringing forward the detailed plans for each new golf hole as each new subdivision adjoining that hole is submitted for review and approval, as been done with previous Owl Street Associates Subdivisions. (Owl's Nest).

A motion was made and seconded to approve this waiver as read by Chairman Barry Van DeMoere VOTED TO APPROVE 4-0.

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

John March, Mountain Mapping presenting plan. Attorney Brian Ray representing applicant Richard McManus. Abutters present listed on the sign in sheet. John March explained to the Board that in 1970 Developer Fred Rust created the original 3 lots now merged and owned by Mr. McManus. Mr. McManus is requesting (2) lots. They feel that although the deeds restrict further subdivision, they are only re-creating what was formerly there in 1970. After discussion the applicants requested if the board would consider accepting the application. State approvals have been submitted and there are no wetlands on the property. A motion was made and seconded to not accept the application until the Planning Board Attorney Bart Mayer is consulted. VOTED 6-0. Will post again next month.

Snowbell Accounting – 102 Mad River Rd - Home Occupation

Deborah Bell approached the Board requesting permission to operate a home based accounting business. The criterion to be met for a home based business was discussed. Deborah also requested permission to put up a 3x5 sign made out of skies to advertise her business. A motion was made and seconded to approve the operations of Snowball Accounting at 102 Mad River Rd contingent on the receipt of a letter of request out-lining required criteria. VOTED 6-0.

Other Business

Chairman Van DeMoere will write the annual planning board report for the 2007 Town Report. Planning Board statistics will be e-mailed to him.

A model wind turbine ordinance was drafted for board members review.
A copy of the (11) zoning amendments will be sent to Board Members Sally Kriebel.
Board Member Tyler Phillips would like to research wind turbines and report back to the Board his findings.

Board Member Ron Jansen has decided not to run for a re-election.
The final zoning amendment hearing will be held on Tuesday, February 5, 2008 @ 6:00 PM. At the Town Hall.

The Fraser Meadows letter of credit was discussed and a motion was made and seconded to reduce the cistern amount by 25%. VOTED 6-0.

Selectmen Jim Parziale informed the Board that he is working with other citizens in the area that are looking at developing senior citizen housing.

This hearing adjourned at 9:30 PM. Next scheduled hearing will be held, on February 21, 2008 @ 6:00 PM at the Thornton Town Hall.

Respectfully Submitted,

Marianne Peabody, Secretary
Thornton Planning Board