

**TOWN OF THORNTON PLANNING BOARD**  
**Hearing Minutes**  
**Meeting Date: April 17, 2008**

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

Board Members Present: Tom Anderson, Acting Chairman, Arthur Gross, Selectmen,  
Sandy MacIntosh, Tyler Phillips, Russ Gilman, Bart Dutto, Fred Gunter  
and Marianne Peabody, Secretary.

Others present: Sally Davis, Tom Mullen and Walter Elander.

The Secretary would like to apologize to Board Members and others present for any inconvenience that may have occurred. Due to the scheduling error made on the April 17, 2008, planning board agenda.

Acting Chairman Tom Anderson opened the meeting and read the recent correspondence from an abutter relative to the Richard McManus subdivision.

The minutes of the March 20, 2008 and the April 3, 2008 business meeting were reviewed with corrections made. Board Member Tyler Phillips abstained.

A business meeting will be held on Thursday, May 1, 2008. Discussion will center on a procedure to begin the update of the Master Plan. As of this date committee members are Carolyn Piantedosi, Fred Gunter, and Sally Davis.

Giff Kriebel and Howard Clement were two names mentioned that maybe would be interested in joining the CIP Committee or Master Plan.

**Richard McManus – 14 Berry Knoll Road (2) Lot Subdivision – Final**  
Cancelled and will be posted again next month.

Board Member Tyler Phillips stepped off the Board and left for the evening.  
Fred Gunter stepped in as voting member.

**Owl Street Associates – (1) Lot “Parcel 8” 5.38 ac. Former Pike Pit, Consultation Review, Formal Consideration, Conditional Approval, Final**

Tom Mullen and Walter Elander presented a plan of the former Pike Pit showing a 5.38 ac. parcel named “Parcel 8”. No abutters present. This parcel accesses off of Clubhouse Lane, and will be developed by a group from the UK. This new 20 unit home site will be named ENCLAVE. No State permits are required at this time and the Dedicated Land Plan will be updated. The checklist was reviewed. A motion was made and seconded to accept the application. VOTED 6-0. @ 7:45 PM a motion was made and seconded to vote this subdivision final at 7:50 PM. VOTED 6-0. Waiting for mylar.

**Owl Street Associates – “SUNRISE” – Lafayette Rd – Units 1-12 Consultation Review, Formal Consideration, Conditional Approval, Final**

Tom Mullen and Walter Elander presenting plan. No abutters present. “SUNRISE” is to be a 12 unit detached condo site. It will be constructed to “green” standards, and will have an ground source system. The new ninth hole will be adjacent to it. State approvals have been submitted, condo docs will reflect this development and “Sunrise” is presently listed in the Dedicated Land Plan. The road system and fire hydrant systems are complete. The checklist was reviewed. A motion was made and seconded to accept this application VOTED 6-0. @ 8:10 PM. A motion was made and seconded to vote this subdivision final. VOTED 6-0. @ 8: 20 PM.

Tom Mullen has extended an invitation to Planning Board Members to visit Owls Nest Golf Course.

**Other Business**

A business meeting will be held on, Thursday, May 1, 2008 @ 6:00 PM at the Thornton Town Hall.

This hearing adjourned at 8:30 PM. Next scheduled hearing will be held on, Thursday, May 15, 2008.

Respectfully Submitted,

Marianne Peabody

Secretary

Posting Date: 04/23/2008