

TOWN OF THORNTON
Planning Board Meeting Minutes
Meeting Date: November 15, 2007

The Thornton Planning Board met and held a public hearing on, Thursday,
November 15, 2007, 6:00 PM at the Thornton Town Hall.

Board Members present:

Barry Van DeMoere, Chairman, Jim Parziale, Selectmen, Tom Anderson, Vice Chairman
Sandy MacIntosh, Sally Kriebel, Tyler Phillips and Ron Jansen

Alternate Members present:

Russell Gilman, Bart Dutto, Fred Gunter, Carolyn Piantedosi
Marianne Peabody, Secretary

Regular Business

Chairman VanDeMoere opened this hearing at 7:05 with a welcome to new Alternate Board Member Carolyn Piantedosi. Board Members reviewed to the October 18, 2007 planning board-hearing minutes. A motion was made and seconded to approve with amendments made. VOTED 7-0.

**Bennett C. Lawson – 62 Mad River Rd (3) Lot Subdivision Consultation Review/
Formal Consideration**

Kevin French, Surveyor presenting plan. Mr. & Mrs. Bennett Lawson present, Gary & Carol Meyers and Lori Elliott relatives present. Abutters present: Chris Matrick, Mike Ritter, Vicotria Ritter. Surveyor Kevin French informed the Board that the camper previously on Lot 1 has been moved to Lot 3. Kevin French has explained to the Board that the acreage for Lot 1 is now changed to 1.01 ac. Lot 2 is now 1.00 ac. and Lot 3 is 3.47 ac. Soil calculations are shown on the plan. There is a note on the plan showing that the second drive off Mad River Rd accessing the Lawson homestead has been discontinued. The new 25-ft. ROW will serve Lots 2 & 3. The Board has requested that a 15-ft. set back from the edge of the 25-ft ROW be shown on the plan, with a 40-ft ROW from the boundary line for new construction. Long-term ownership and maintenance of the ROW is to show on the plan. DES approvals have been submitted to the State. DES has requested a letter stating that these lots will be served by precinct water. Waiting for State DOT driveway permit. Above ground utilities will be served by Public Service of NH. The Board has requested confirmation in writing. The checklist was reviewed, and a motion was made and seconded to accept the application. VOTED 7-0. A motion was made and seconded to approve this subdivision final contingent on the following:

1. Note on plan showing ROW set backs.
2. Note on plan showing long-term ownership and maintenance of ROW.
3. DES approvals.
4. State Driveway Permit.
5. Letter from Public Service stating that the lots will be served by them.
6. Mylar

Thornton Capital Improvements Plan – Committee Presentation

Presenting plan was Mitch Manseau, CIP Coordinator, Cynthia Schofield, Chairman, and Sally Davis, CIP Member. Other CIP Members present were Jim Parziali, Selectmen, and Ron Jansen, planning board representative. The Capital Improvements Committee submitted their 2008 –2017 CIP Plan for the Fire Department and Highway Department along with a paving program that will become very handy for the planning board. This paving program was discussed and the Board has made a request for more narrative to be

added to this program. Impact fees were mentioned, and the CIP Committee informed the board that the paving program is in place along with the ordinance in the event that impact fees were to be implemented. Chairman Van DeMoere thanked the CIP for their fine work, and a public hearing will be scheduled for Thursday, December 6, 2007. The CIP will be meeting with the Board of Selectmen to present this years update.

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

Tim Collins, Surveyor Mountain Mapping presenting plan. Fred Gunter stepped off the Board. Property owner Richard P. McManus present. Judith Stravanto present. Abutters present: Scott Woolfenden, Sally Davis, J. Peter Morahan/Wise, Dennis Cash, Frank Freeman, Debbie Dent, Raymond Newton and Duncan Both.

Tim Collins explained to the board that there are 3.79 ac. and they are proposing (2) lots. Lot 1, 2.79 ac and Lot 2, 1.02 ac. accessed by Berry Knoll Rd, which is a town, maintained road. In 1995 this lot was a three-lot parcel and was merged. Test pits have been taken and the board has requested if there are wetlands on the plan they are to be shown or certified that there are no wetlands. The above named abutters all showed concern with this subdivision. They explained to the board that their deeds and restrictive covenants imply that there shall be no further subdivisions in this development. After discussion, the board concluded that this matter is considered a civil matter and when resolution is made the planning, board would resume. The now single parcel would require subdivision due to the 1995 voluntary merger.

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

Will post again next month.

Other Business

The business meeting minutes of November 1, 2007 were reviewed and approved with amendments made. VOTED 7-0.

Proposed Zoning Amendments – Locations of Structures on Lots – corrected copies forthcoming.

Board Member Sally Kriebel researched hotel/motels and other items of previously discussed. She passed out materials for board member review at our next business meeting.

Jim Demeritt, ZBA Chairman showed concern with the possibility of windmill applications coming before the board. He would like to request that they be kept below the treelines.

A code enforcement officer was discussed along with a 5-member board of selectmen. Board Members have requested that the Selectmen check into the status of the Benton/MacNamara property on Route 175. It appears that a bridge has been constructed and possibility of road construction.

This meeting adjourned at 8:50PM. Next scheduled hearing will be held on, Thursday, December 20, 2007 @ 6:00 PM.

Respectfully Submitted,
Marianne Peabody, Sec.

Thornton Planing Board posting date 11/21/07