

# **Town of Thornton Planning Board Meeting Minutes**

Meeting Date: March 15, 2007

The Thornton Planning Board met and held a public hearing on, Thursday, March 15, 2007, 7:00 PM at the Thornton Town Hall.

Board members present: Ralph Perron, Selectmen, Nancy Byerly, Chairman, Sally Kriebel, Sandy MacIntosh, Sally Davis, Tom Anderson, Barry Van DeMoere, Tyler Phillips, Russ Gilman and Marianne Peabody, Secretary.

## **Regular Business**

Chairman, Byerly opened the meeting at 7:00 PM with the review of the February hearing minutes. These minutes were reviewed and approved by Board members present with corrections made. A motion was made and seconded to approve. VOTED 7-0.

Chairman, Byerly congratulated newly elected board members and thanked Board Members Sally Davis, Selectmen Perron and Russell Gilman for their commitment and service to the Town of Thornton.

Board members agreed to hold a business meeting on, Thursday, March 29, 2007 @ 7:00 PM, to elect a chairman. There will be a notice in the Record Enterprise requesting interested residents to submit a letter of interest addressed to the Planning Board to become an alternate planning board member. The newly elected planning board now has the task of appointing (5) alternate members, (1) for one year, (2) for two years and (2) for three years.

## **Barle Inc. Johnson Brook Rd – Boundary Line Adjustments**

Roy Sabourn, Surveyor presenting plan. Ralph Bradley, President of Barle Inc. present. No abutters present. Roy explained to the Board that this a double boundary line adjustment. No additional lots are being created and the number of owners is not increasing. The parcel ID's are 03-04-01, 03-04-10, & 03-06-01 shown as area on the plan. Area "A" shall be merged into and become "A" a part of 03-06-01. Area "B" shall be merged into and become a part of 03-04-10. A motion was made and seconded to approve this lot line adjustment as shown. VOTED 7-0.

## **Mary E. Robertson Trust – Boundary Line Adjustment**

Roy Sabourn, Surveyor presenting plan. No abutters present. The parcels being adjusted are 18-09-01-03, 18-09-01-04, & 18-09-01-05. Parcel "A" as shown on plan and created by this boundary line adjustment shall be merged into and become a part of parcel 18-9-1-4. 18-9-1-3 acreage now 1.72 ac. 18-09-01-5 acreage now 1.50. No additional lots are being created and the number of owners are not increasing. Parcel 18-09-01-04 will be eliminated. Voted to finalize these boundary adjustments. VOTED 7-0.

**Highland Pointe – James Powers (Robert G Hayes Estate) Rt. 3**  
**(14) Lot Subdivision – Conditional Approval/Final**

Board Member Tyler Phillips stepped off the Board. Project Engineer, Philip Beaulieu, of Horizons engineering presenting plan. Jim Powers, Developer present. No abutters present. Items submitted this month are; all fees for signs and postage, road name approved by Fire Chief “Fairway Drive,” cost estimates received for the amount of \$291,004.00 from Hiltz Construction itemized from 1 through 14, NFPA sprinkle system note on plan is changed to read Campton/Thornton Fire Chief, elevations are showing clearer on the plan as requested and, note #5 now reads, land is 45% wooded. Board members discussed the requested road construction waivers proposed by the applicant. **First Waiver; Section IV, I (4) Generally, grades shall not exceed 8%, however, a short pitch not to exceed 10% may be accepted on occasion.** After discussion and referring to comments made by the planning boards engineering firm, Keach-Nordstrom Associate, Inc. A motion was made and seconded to grant a waiver of approximately 350-ft. of 10% grade to access the proposed site. VOTED 7-0.

**Second Waiver; Section IV, I (5) Maximum grade at intersection, within 100 ft of intersection 5%.** After discussion and reviewing the proposed comments made by the planning boards engineering firm, Keach-Nordstrom Associates a motion was made and seconded to grant the minimum platform of entrance 50-ft. VOTED 7-0.

**Third Waiver; Section IV, N (1) (2) “Vegetated side slopes that are no steeper than 4:1.”** This detention basin is only 2.5 feet deep to the top of the berm, 30 feet wide and 40 feet long. It is being designed to be a dry basin that only detains stormwater during large storm events. After discussion and reviewing the proposed comments made by the planning boards engineering firm Keach-Nordstrom Associates, a motion was made and seconded to grant the waiver. VOTED 7-0.

A guardrail will be installed at the base of the road. Jim Powers informed the Board that the stumps would be removed from the property. A sitevisit has been scheduled for April 12, 2007, 5:00 PM.

The Board is waiting for the following:

1. Engineering costs from Keach-Nordstrom
2. Island to be shown on plan
3. Site visit
4. Letter of credit

Will post next month for conditional approval/final.

**Maria DeMarco – Upper Mad River Rd (3) Lot Subdivision**  
**Formal Consideration/Conditional Approval/Final**

Peter & Maria DeMarco present. No abutters present. Peter Demarco informed the board that there will be a 20ft vegetative barrier along the back area of the lots and he has agreed to fill in the old dug well. The board has requested that the legend refer to the tree line. As requested the wetland area along with a lot sizing chart is showing on the plan. The checklist was reviewed and a motion was made and seconded to accept this application. VOTED 7-0.

A site visit has been scheduled for Thursday, March 29, 2007, 5:30 PM at the site located at 518 Upper Mad River Rd. Will post again next month.

**Mountain River Development – Mill Brook Village Lot 29 (4) Cal’s Hill, Lot  
Subdivision off Joshua’s Lane- Formal consideration/conditional approval/final**

Jim Ingram, developer before the Board. No abutters present. Board members received and reviewed the letter addressed to the Board dated 02/21/07 relative to requested waivers and opinions regarding this road. Board members agreed that an onsite inspection would be the next step. On March 29, 2007 @ 6:30 PM an onsite inspection of Cal’s Hill, Millbrook Village; off Joshua Lane will be conducted. This will be posted again next month.

**Lower Tecumseh View – Duncan Trust – Adams Farm Rd (4) lots  
Conditional approval/final**

Will post again next month.

**Lev Shubov – Blake Mt. Hotel & Cottages – Route 3 – Informational**

Lev Shubov was not present.

**Waterville Birches, LLC – Informational  
White Birches, Black Birches, Grey Birches**

Tom Avallone presented a plan and pictures of what their plans are for the Birches subdivision in Waterville Estates. They are planning to develop a (3) building condominium site. Application and plans to be submitted at a later date.

**Owl Street Associates, LLC**

Tyler Phillips stepped off the Board. A letter was submitted from Chief David Tobine, for confirming Campton/Thornton/Rescue that the hydrants have been installed and a flow test of the hydrants was done in February on Lafayette Rd in Owls Nest Golf course. The test results show adequate minimum flow required for these hydrants. The planning board voted to recommend to the Board of Selectmen to release the \$6,000.00 irrevocable standby letter of credit #232 from the Meredith Village Savings Bank.

**Other Business**

**Subdivision road construction.** Board members briefly discussed inspections during the construction of the new subdivision road. The road construction checklist needs to be reviewed and revised.

**Fraser Meadows subdivision** – Board member Russell Gilman has requested clarification relative to an island cul-de-sac in this subdivision. Plans were reviewed showing no island. The roads in this subdivision have been constructed with an island. After discussion a motion was made and seconded to contact Surveyor, Roy Sabourn to inform him that if construction of the roads are with an island it is OK. The island is still a requirement according to our subdivision road construction standards. VOTED 7-0.

Irregular shaped lots were discussed. This term needs defining in our subdivision regulations. Term to be researched.

Board member 'name tags' were discussed for placement on the planning table.

This hearing adjourned at 11:20 PM. Next scheduled hearing will be held on, Thursday, April 19, 2007, 7:00 PM at the Town Hall.

Respectfully Submitted,

Marianne Peabody  
Secretary  
Posting Date: 03/21/07