

**TOWN OF THORNTON PLANNING BOARD
ZONING AMENDMENT ORDINANCE PUBLIC HEARING**

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Business Meeting

Hearing Date: February 5, 2008

On, Tuesday, February 5, 2008 the Thornton Planning Board met and held their third and final zoning amendment hearing to be voted on at the March 2008, annual town meeting by non-partisan ballot.

Board Members present: Barry Van DeMoere, Chairman, Jim Parziale, Selectmen, Sandy MacIntosh, Tyler Phillips, Sally Kriebel, Russ Gilman Alternate, Bart Dutto Alternate, Carolyn Piantedosi Alternate and Marianne Peabody, Secretary.

Attached to these minutes is a sign in sheet with names of public present in attendance at this hearing.

At 6:00 PM Chairman Van DeMoere opened this meeting with a submission of the 2007 planning board activity report to be inserted in the 2007 Annual Town Report. Chairman Van DeMoere is requesting that board members review and make adjustments or corrections to this report, prior to immediate submission.

At 6:15 PM Chairman Van DeMoere opened the third planning board zoning hearing and read all proposed eleven amendments. Minor grammar corrections were made and there was discussion relating to each amendment. Original amendment #6 was deleted. A motion was made and seconded to submit these final official proposed zoning amendments to the Town Clerk for placement on the 2008 town warrant for ballot vote.
VOTED 7-0

Southern New Hampshire Senior Housing – Informational

Before the Board this evening is Phil Grandmaison of Southern NH Housing, Robert Schaefer, David M White, Architect, Goffstown, NH, Darlene King-Jennings, Neighborfest representative. Phil Grandmaison informed Board Members that for the past two years there have been on-going discussions with Neighborfest for consideration of purchasing the 10-acre parcel located on Route 175 near the Town of Campton townline. A non-profit organization like Neighborfest, Southern NH Housing is a non-profit organization dedicated to housing low-income families in New Hampshire. Recently they have completed a senior housing project in the Town of Ashland similar to the one they would like to do in Thornton. They have just been approved by the Federal Government through HUD 202 to begin a senior housing project in the Town of Bristol. They are before our board this evening to get a sense of our boards feelings about with having such a project constructed in Thornton. The Neighborfest land is attractive to them, because of the proximity to stores and churches, which is a requirement for HUD 202. They are proposing (20 +/-) single bedroom apartments, for citizens 62 years and older. This building will remain housing this age group for 40 years. The annual income requirement

is \$17,000.00 to \$18,000.00 and could climb to \$20,000.00. There is a revenue formula attached to the HUD 202 that gives back to the town's taxes excluding the school portion. The residency waiting list will be not exclusively to Thornton and Campton residents, but for all qualify citizens in the region. Chairman Van DeMoere informed Southern NH Housing that the board is respective to projects of that nature, but our zoning ordinance only allows one acre per dwelling or unit. This means that a variance would be called for in order for this project to move forward. Chairman Van DeMoere explained the procedure used to apply for a variance with the Zoning Board of Adjustment.

Other Business

Board Members discussed the possibility of raising application fees. Further discussion will be scheduled for the April business meeting.

Board Members discussed the updating of the Master Plan. Further discussion will be scheduled for the April business meeting.

Board Member Tyler Phillips questioned why the storm drainage regulations were not incorporated in the site plan review regulations. Research of our records will show if the hearing also included the siteplan regulations when the storm drainage regulations were adopted.

This meeting adjourned at 9:00 PM. Next scheduled hearing will be held on, Thursday, February 21, 2008.

Respectfully Submitted,

Marianne Peabody

Secretary

Posting Date: 02/07/08