

TOWN OF THORNTON
Planning Board Minutes
Meeting Date: 10/16/2008

The Thornton Planning Board met and held a public hearing on,
Thursday, October 16, 2008, 6:00 PM at the Town Hall.

Board Members present:

Barry Van DeMoere, Chairman, Arthur Gross, Selectman, Russell Gilman, Bart Dutto,
Fred Gunter, Alternate, Carolyn Piantedosi, Alternate,
Charles Bourrett, Alternate and Marianne Peabody, Secretary.

Others present:

Matt Boyd, Autumn O'Rourke, Steven Aylward, David Aylward, Mary Aylward, Tom
Duffield, Cindy Schofield, Sally Davis, Keith McNamara, Shirley Benton, Jerel Benton,
Vincent Parziale, Marjorie Wester, Edwin Wester, Mark Vande Heyden, John March,
Norman Scrimshaw, Nevin Scrimshaw, Jeff Gaudet

Regular Business

The minutes of the September 18, 2008 planning board meeting were reviewed and approved with corrections and context made. A motion was made and seconded to accept the minutes of September 18, 2008 as written. VOTED 7-0.

Capital Improvements Committee

Cindy Schofield and Sally Davis presenting two draft spread sheets entitled Capital Improvement Program, Other Project Requirements, Capital Improvement Plan All Town Vehicles. Cindy & Sally explained to the Board that this year they are accelerating the process in an attempt to present the Capital Improvements Plan to the Board of Selectmen prior to or at the onset of the 2009-2010 budget preparation. They are planning to be present at the October 29, 2008 Selectmen's meeting. The Planning Board has requested a draft copy to be submitted before October 29th and the CIP will be scheduled for final acceptance at the November 20, 2008 planning board hearing.

Discussions focused on:

1. Acceleration
2. Is there school involvement?
3. Committee stepped away from the paving plan
4. Figures will go back to department heads for review
5. Covered Bridge replacement. Are the numbers inflated?
6. Cover letter
7. Compensation and mileage reimbursement for consultant Mitch Mansuer.

David & Mary Aylward – Robbins Nest Rd – Informational

David & Mary Aylward own two lots adjacent to each other 10-06-01 & 10-06-02. They wish to combine these lots to prepare for their Son to build a house. Board Members discussed with Mr. & Mrs. Aylward zoning setback requirements along with the Shoreland Protection Act requirements. Mr. & Mrs. Aylward were informed that if they were to sell their property and both houses were on one lot the two houses would be included in the sale. They plan on returning to the Board with an application for voluntary merger if the setbacks meet requirements.

Matthew Boyd – Kings Chair Rd – Informational

Mathew Boyd came before the Board to discuss a parcel in a (3) Lot subdivision where he lives entitled “Land in Common.” This “Land in Common” lot is also named in his deed description and shown on a plan with planning board members signatures dated 1975. Mr. Boyd asked the Planning Board if they would give an opinion on why this parcel is labeled this way and showing on assessment records as privately owned. Board Members reviewed the paperwork submitted by Mr. Boyd and asked if a title search was performed. Mr. Boyd was informed that this matter is considered to be civil.

Old Saw Mill Properties – off Route 175 – Phase I (18) Lots – Consultation Review, Formal Consideration

Board Members reviewed and discussed a letter of opinion from Planning Board Attorney Barton Mayer dated September 23, 2008 relative to the illegally subdivided property with a “fee simple title ROW through a lot created and sold by the developers. After discussion the Board suggested that in order to move forward with this subdivision the developers take action on written option 2 or 3 as recommended by Attorney Mayer. Engineer Duffield explained to the Board that a letter was received by the NH Wetlands Board suggesting that wetlands have been disturbed when the bridge leading into the proposed subdivision was constructed. Engineer Duffield submitted to the planning board a copy of his letter of his response to the NH Wetlands Board in regards to this matter. Engineer Duffield reported to the Board that the road grade plans would be submitted showing a grade of 4-1.

This subdivision will be posted again next month.

Nevin & Mary Scrimshaw – Sandwich Notch Rd – (3) Lot Subdivision – Consultation Review, Formal Consideration

Surveyor Mark Vander-Hayden submitted a plan showing a total area of 124.63 ac.+/- owned by Nevin & Mary Scrimshaw. The Scrimshaws are proposing (3) Lots plus a non-building lot as part of a “*conservation easement*” 64.82 acres are in a “*conservation easement*”. Identified as 4-3-1 and 4-3-2. The existing buildings will now stand on their individual lots. Lot 4-3-1 house lot has 2.11 ac. and Lot 4-3-2 house lot has 1.81 ac. These lots are irregular shaped because they wanted as much conservation land as possible. A motion was made and seconded to accept this application. VOTED 7-0. The final checklist was reviewed and a motion was made and seconded to vote this subdivision final contingent on DES approvals and mylar. VOTED 7-0.

Edwin & Marjorie Wester – Route 175N – (2) Lot Subdivision – Consultation Review, Formal Consideration

Surveyor John March presenting plan. Edwin & Marjorie Wester, own a total area of 2.61 ac. and are proposing two lots. Lot 1, 1.16 ac. and Lot 2, 1.45 ac. Lot 2 is the homestead of Mr. & Mrs. Wester. Access to a back lot identified on the tax map as 06-09-30 is shown on the plan and called Ford Road. Responsibility to maintain Ford Rd is shared by Lot 1 and parcel 06-09-30. The checklist was reviewed and a motion was made and seconded to accept this application. VOTED 7-0. A motion was made and seconded to vote this subdivision final contingent on the receipt of the mylar. VOTED 7-0.

Jay Diman – Goose Hollow Rd – (3) Lot Subdivision – Consultation Review, Formal Consideration

Surveyor, John March presenting plan. Mr. Diman has a total of 11.5 ac. and is proposing 3 Lots and a merger. Lot 1, 1.86 ac., Lot 2, 2.25ac. Lot 3, 2.57 ac. with the remaining 4.82 ac. being annexed to Lot 11, 17-13-03-11. Slopes at 35% have been taken into consideration. A chart is on the plan showing usable area. There will be a shared drive between Lots 1 & 2 and the Board has requested that a long-term ownership & maintenance agreement to be shown on the plan. Waiting for DES approvals and driveway permits. The checklist was reviewed. A motion was made and seconded to accept this application. VOTED 6-0. Will post for final next month.

Richard McManus –14 Berry Knoll Rd – (2) Lot Subdivision – Final

This subdivision will be taken off the agenda. Mr. McManus has sold this property.

Hidden Acres Letter of Credit – Board Members reviewed the Hidden Acres folder relative to the final coat of paving that was applied one year ago. The developer is requesting that the letter of credit for the amount of \$13,800.00 be released. A motion was made and seconded that a recommendation to release the letter of credit be sent to the Board of Selectmen. VOTED 7-0.

ZBA WINDMILL APPLICATIONS – The Chairman of the Planning and Zoning Board of Adjustment have agreed to direct the applicant directly to the Zoning Board of Adjustment.

Chairman Van De Moere will submit a copy of the scenic roads hearing minutes and decision relative to tree cutting on the Gore Rd and Mill Brook Rd. A motion was made and seconded to not cut any trees down on Mill Brook Rd. VOTED 7-0.

Other Business before the Board

Due to the retirement of permanent Planning Board Member Tom Anderson there is a vacancy available. A seniority order has been the customary procedure for Alternate Board members to become permanent until election time. Fred Gunter is next in line to step into a permanent slot. Fred Gunter declined to take the position of permanent planning board member. The next Alternate Member in line was Carolyn Piantedosi. A motion was made and seconded to nominate Carolyn Piantedosi as a permanent of the Planning Board. VOTED 7-0. *Congratulations Carolyn.*

Charles Bourret, Waterthorn Rd has been appointed as a new Alternate Member of the Planning Board. *Congratulations Charles.*

Retiring Vice Planning Board Chairman, Tom Anderson’s position has been taken over by permanent Planning Board Members Tyler Phillips. A motion was made and seconded to vote Tyler Phillips, Planning Board Vice Chairman. VOTED 7-0. *Congratulations Tyler.*

This hearing adjourned at 9:10 PM. Next scheduled hearing will be held on, Thursday, November 20, 2008.

Respectfully Submitted,

Marianne Peabody
Secretary Posting Date: 10/22/08