

TOWN OF THORNTON
Planning Board Business Meeting
December 4, 2008

The Thornton Planning Board met and held a business meeting on,
Thursday, December 4, 2008 at the Thornton Town Hall.

Board Members present: Arthur Gross, Selectmen, Sandy MacIntosh, Russ Gilman, Bart Dutto, Carolyn Piantedosi, Frank Freeman, and Marianne Peabody, Secretary.

John March, Mountain Mapping attended this meeting to discuss with the Board the outcome of the meeting with Board Member Gilman and Road Agent Dubey relative to the Burbank Hill Rd runoff. Board Member Gilman informed the Board that he met with Road Agent Dubey and a fix this problem would be a 20-inch buried culvert buried at the bottom of the Burbank Hill Rd on George Perry's (Goose Hollow Campground) side of the road. The drainage problem on the Upper Mad River Rod near Ken Harris's property was similar to this and was corrected with a new 20-inch buried culvert. The cost for this project was mentioned and since this problem has some significant longevity to it, and the new proposed lot will bring some impact to the drainage issue the Board agreed that the Town and landowner should share with the cost to correct it. Surveyor, John March will contact Road Agent Dubey to discuss this further.

Model Small Wind Energy Systems Ordinance

Board Members discussed and reviewed the proposed Small Wind Energy Systems Ordinance prepared by the NH Office of Energy and Planning. Board Members decided to change the name building inspector when mentioned in the ordinance to Selectmen or appropriate Officer. A motion was made and seconded to hold the first public zoning hearing on January 17, 2008. VOTED 6-0.

An article called **Voices for Agriculture** was read and discussed. The New Hampshire Coalition for Sustaining Agriculture, and recommended by the 2006 Farm Viability Task Force report, local agricultural commissions were authorized in 2007 under RSA 673:4-b. Towns or cities may elect to establish an agricultural commission for purposes including protecting farmland, preserving rural character, providing a voice for farmers in advising municipal boards, encouraging agriculture-based businesses, and fostering community connections to agriculture. Board Member Russell Gilman has introduced this concept to the Board and Board members Carolyn Piantedosi informed the Board that the Master Plan questionnaire would address community gardens. We will also contact the Town of Tuftonboro to look at their program for preserving agricultural land.

Board Members discussed Senate Bill 342, also known as Chapter 299 of the 2008 NH Laws known as RSA 674:58 to 61. The requirement of the new law is "In every municipality that exercises the power to adopt land use ordinance and regulations, these ordinances and regulations shall provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing."

After discussion it was determined that the Town of Thornton does provide reasonable opportunities for the development of workforce housing, including multi-family housing throughout the community.

Highland Pointe Drive

A letter was submitted to the Board from Northern Acres, dated November 25, 2008 requesting to close and release the current amount of \$12,500.00 for Highland Pointe Drive. Board Members questioned whether the electricity and electrical wiring was completed by the electric company. We will contact Northern Acres.

This meeting adjourned at 7:30PM.

Next scheduled hearing will be held on, Thursday, December 18, 2008 at 6:00 PM.

Respectfully Submitted,

Marianne Peabody

Secretary

Posting date: 12/10/2008