

TOWN OF THORNTON PLANNING BOARD HEARING MINUTES
Hearing Date July 16, 2009

The Thornton Planning Board met and held a public hearing on
Thursday, July 16, 2009, 6:00 PM at the Thornton Town Hall.

Board Members present: Bart Dutto, Acting Chairman, Tim Tyler, Selectman, Sandy MacIntosh, Russell Gilman, Carolyn Piantedosi, Fred Gunter, Frank Freeman, and Marianne Peabody, Secretary.

Regular Business: The minutes of the **June 18, 2009** excavation site visits were reviewed and approved by Board Members present with corrections made. A motion was made and seconded VOTED 7-0.

The minutes of the **June 25, 2009** hearing was reviewed and approved as written. A motion was made and seconded to VOTED 7-0.

Fraser Subdivision – Letter of Credit

As requested a paving estimate was submitted from Robert Fraser relative to the completion of Fraser Road & Holly Lane in the Fraser Subdivision off of Route 3. The total estimate submitted was \$38,445.00 and the letter of credit on file is for \$57,150.00. After discussion Board Members made a motion to leave the letter of credit on file for the same amount. The reason is to compensate for the high cost of fuel relative to paving. VOTED 7-0. A Letter will be drafted and sent to Robert Fraser informing him of the Board decision.

Sally Davis CD's –The Wildlife CD has been passed to Board Member Bart Dutto.

Excavation on site visits. – On Thursday, August 6, 2009 @ 5:30 PM the Planning Board will visit the following excavation sites:

December 20th LLC- Route 3 at Exit 29

Leigh Johnston, Grandfathered Pit – Laundromat Rd

Leigh Johnston, Route 3 Pit

Zoning Verification – Best Friends Family Day Care The Planning Board signed the zoning verification form for renewal of license for the Best Friends Family Day Care on Mad River Rd.

Master Plan Questionnaires – Board Member Carolyn Piantedosi informed the Board that the questionnaires are ready for mailing.

Board Member Recruitment The Planning Board is searching for interested residents that are willing to serve as alternate members of the planning board.

L. Parker & Carolyn Uhlman – Mad River Rd – Lot Line Adjustment

Kevin French, Surveyor presenting plan. No abutters present. Carolyn & Parker Uhlman have a total of 48.47 ac. and are proposing to merge 9.12 ac. to their house lot PID 16-06-14 for a total of 12.92 ac. including the 50 ROW off of Uhlman Drive. NO new lots are being created and the numbers of owners are not changing.

A motion was made and seconded to approve this lot line adjustment and consider it to be final. VOTED 7-0.

Sign Regulations –Board Members to discuss on another date amending sign regulations.

Old Saw Mill Properties, Consultation Review, Formal Consideration

Shirley Benton, property owner present. No Abutters present. Shirley Benton informed the Board that he has sought advice from another Attorney. Peter McGrath, Concord, NH. According to Attorney McGrath, the Town is in the wrong by making the developer correct what has been done relative to the ROW leading to the subdivision. A letter is forthcoming regarding their position on this matter.

**Town of Thornton Small Wind Energy Regulations
Proposed Amendments**

Public present: Diane Gallagher, Bridie Yanovitch, Robert Murray,
Attorney Kelly Wieser, Owl Street Associates

Acting Chairman Bart Dutto opened this hearing at 7:00PM and read the proposed amendment which reads as follows: (bold is the proposed change)

A. PURPOSE: The following sentence at the end of the paragraph.

This small wind energy system **regulation** is enacted in accordance with RSA 674:62-66, and the purposes outlined in RSA:111-a. The purpose of this ordinance is to accommodate small wind energy systems in appropriate

locations, while protecting the public's health, safety and welfare. In addition, this ordinance provides a permitting process for small wind energy systems to ensure compliance with the provisions of the requirements and standards established herein. **Short tower vertical axis wind turbines, as defined under B. Definitions, are exempt from the provisions and the permitting process called for under the regulations, but the location of such turbines are subject to review and approval by the Planning Board during the Subdivision Approval process.**

B. DEFINITIONS

Short tower vertical axis wind turbine. A wind turbine mounted on a tower (40') feet or less in height with blades that rotate 360 degrees around the tower.

Tall tower vertical axis wind turbine. A wind turbine mounted on a tower greater than 40' feet in height with blades that rotate 360 degrees around the tower.

Board Members discussed the proposed amendment, and decided to post again next month. The concern board members had with the proposed amendment is there are no provisions for individual single family homes noted in the amendment. Noise decimals were also discussed.

Abutters showed concern with noise and aesthetics. Attorney Wieser explained to the public and Board Members that their concerns are addressed with the proposed short turbines to be offered at Owl's Nest.

A motion was made and seconded for Board Member Fred Gunter to review and re-write a proposed new amendment to include provisions for single family homeowners proposing to install a wind energy system. Noise decimals will also be included. VOTED 7-0. A second hearing will be posted for next month.

August 20, 2009. This hearing officially closed at 8:00 PM

**Owl Street Associates LLC – “The Village at Fox Run” PID 16001-17
(10 unit single family condominium sites) Formal Consideration, Final**

Attorney Kelly Wieser presenting plan. Abutters present, Diane Gallagher, Bridie Yanovitch, and Robert Murray. Attorney Wieser explained to the Board that the “Village at Fox Run” has a total area of 1.74ac. with 10 units with an area of 0.45 the common area will be 1.29 ac. They will be constructed as a golf villa style and the cost of utilities will be up to the homeowner including the option of short

tower wind turbines. DES approvals have been submitted. Roads are constructed; utilities in place. The items listed to submit from last month's hearing were submitted including an updated land dedication agreement and map. This subdivision is approved to install short tower wind energy turbines.

A motion was made and seconded to approve this subdivision final. VOTED 7-0

A motion was made and seconded to approve the updated Land Dedication Agreement and map. VOTED 7-0.

This hearing adjourned at 8:45PM. Next scheduled hearing to be held on August 20, 2009.

Respectfully Submitted
Marianne Peabody for the
Thornton Planning Board