

TOWN OF THORNTON
Planning Board Meeting Minutes
Meeting Date December 18, 2008

The Thornton Planning Board met and held a public hearing on, Thursday,
December 18, 2008 6:00 PM at the Thornton Town Hall.

Board Members Present:

Tyler Phillips, Vice Chairman, Arthur Gross Selectman, Sandy MacIntosh, Bart Dutto,
Russ Gilman, Carolyn Piantedosi, Frank Freeman, and Marianne Peabody, Secretary.

Regular Business

Vice Chairman, Tyler Phillips opened this hearing at 6:03PM.

The November 20, 2008 planning board minutes were reviewed and accepted with amendments. A motion was made and seconded to accept the minutes of November 20, 2008. VOTED 7-0

The December 4, 2008 business meeting minutes were reviewed and accepted with amendments. A motion was made and seconded to accept the minutes of December 4, 2008. VOTED 7-0

Old Saw Mill Properties – Consultation Review, Formal Consideration

Tom Duffield, Engineer presenting plan. Shirley Benton, Jerel Benton, Keith McNamara present. Engineer Duffield informed the Board that they are preparing to submit to the State Wetlands Board, and Alteration Terrain Permit Application before the end of the year. The wetland board is showing concern with the constructed bridge. Wetlands have requested that the bridge be shown on the road profile plan. Engineer Duffield submitted the road profile plan to the board. He showed the Board where the construction of the roadway will be crowned. The alteration of terrain will be focused on (3) watersheds flowing to the brook. Each lot is calculated using our drainage regulations and the slopes for detention will be 4-1. There will be crossing over the brook and the plans will reflect where the crossing will be. Engineer Duffield informed the Board that the ROW issue has not been resolved. Will post again next month.

Mildrex, Inc. – Upper Mad River Rd (2) Lot Subdivision – Consultation Review, Formal Consideration, Conditional Approval, Final

John March, Mountain Mapping presenting plan. Surveyor presenting plan. No abutters present. John summarized with the Board their intentions to improve the drainage along Upper Mad River Rd. John explained that the volume of water overwhelms the culvert at the bottom of Burbank Hill Rd that is presently ½ plugged. Mildrex Inc is proposing to remove the existing culvert and moving it 15 feet down Upper Mad River Rd and improving the ditch lines on both sides of this road. John March met with Road Agent Dubey to discuss the Burbank Hill Rd drainage. They have come up with a few remedies.

1. The existing culvert should be replaced with a 24”.
 2. They will speak with Mr. Perry, Goose Hollow Campground owner for permission to divert the water the water into the filed on his property.
 3. Stone the inlet
 4. Shorten the length of the culvert. (by lengthening the culvert it increases the chances of plugging up)
 5. Improving the ditch line in the Town ROW
- John March will meet with Road Agent Dubey again.

Frank Freeman/Nancy Orszulak – Upper Mad River Rd – Boundary Line Adjustment

Board Member Frank Freeman stepped off and away from the Board. John March, Surveyor presenting plan. Abutter Barry Tanner present. Frank Freeman has a total of 68.7 ac. and is moving his boundary line to add 1.29 ac. to Nancy Orszulak’s property. After this adjustment Frank Freeman will hold 67.41 ac and Nancy Orszulak will hold 3.22 ac. No additional lots are being created and the number of owners will not change. A motion was made and seconded to approve this boundary line adjustment. A motion was made and seconded to approve this boundary line adjustment. VOTED 7-0.

Other Business before the Board

Board Members reviewed the minutes of the Scenic Road Public Hearing held on October 9, 2008 at the Thornton Gore Road and Mill Brook Rd with changes made. A motion was made and seconded to issue a letter of decision addressed to the Board of Selectmen for each road. **Thornton Gore Road.** A motion was made and seconded to allow the Thornton Road Agent to cut the two dead trees along the Thornton Road. **VOTED 7-0 Mill Brook Road.** A motion was made and seconded to only allow cutting of dead limbs. The removal of the dead tree would be done by the landowner at their discretion. **VOTED 7-0** Selectmen Parziale showed concern with the possibility of branches hanging over the road falling onto a vehicle especially after a heavy snowfall or ice storm. Board Member Phillips explained to Selectmen Parziale that under State Statue the Board of Selectmen might declare a tree hazards without a public hearing and remove sections of the tree or cut it down.

Highland Pointe Development Letter of Credit

Board Members discussed Northern Acres request to release the Irrevocable Standby Letter of Credit, Number 127 with the Centrix Bank for the amount of \$12,500.00. After Discussion Board Members looked at the original wording on the letter of credit that states the improvements required for full release includes, but is not limited to (asphalt paving of roadways and cul-de-sacs and construction of associated utilities). A motion was made and seconded to not release the Letter of Credit #127 with the Centrix Bank in the amount of \$12,500.00 for the Highland Pointe Subdivision until the development has electrical wiring completed by the electric company.

Zoning Amendment 1st Public Hearing

The Planning Board will hold their 1st Public Hearing regarding allowing Small Wind Energy Systems in every zone. This hearing will be posted for Thursday, January 15, 2009 @ 6:10 PM at the Thornton Town Hall.

This hearing adjourned. Next scheduled hearing will be held on January 15, 2009, 6:00PM at the Thornton Town Hall.

Respectfully Submitted

Marianne Peabody

Secretary

Posting Date: 12/23/08