

**TOWN OF THORNTON PLANNING BOARD MEETING MINUTES**  
**Meeting Date: July 19, 2007**

The Thornton Planning Board met and held a public hearing on, Thursday,  
July 19, 2007, 7:00 PM at the Thornton Town Hall.

**Board Members present:** Barry Van DeMoere, Chairman, Arthur Gross, Selectmen,  
Tom Anderson, Tyler Phillips, Sandy MacIntosh, Sally Kriebel, Ron Jansen.

**Alternate Members present:** Tyler Stearns, Russ Gilman, Bart Dutto, and Fred Gunter  
Marianne Peabody, Secretary.

The minutes of the June 21, 2007 meeting were reviewed by board members present with  
amendments added. VOTED 7-0.

Board members present reviewed the minutes of the July 3, 2007 business meeting  
minutes with amendments added. VOTED 7-0.

**Thornton Family Store** – Michael Leon & Kelley Flahive-Leon, property owners and  
family present. No abutters present. The Leon’s informed the board that they are planning  
in 3-4 months to open “Thornton Family Store” located at 3243 USRT 3. Breakfast  
sandwiches, pizza and groceries will be offered. The Leon’s submitted pamphlets to  
board members outlining, hours of operation, outside lighting, signage, parking, trash  
removal, water quality and plans for renovations of roof, steps and interior  
improvements. The number of table seatings was discussed, and the Leon’s explained to  
the board that they have not contacted the State regarding seating standard requirements.  
The septic system was discussed and the original system is still in use. Grease traps were  
mentioned. The property owner’s will contact Chief Tobine and a letter will be required  
from him regarding fire code requirements.

**A site visit has been scheduled for Thursday, August 2, 2007 @ 6:30 PM.**

**George Spanos – Spray Foam Distributors – Stone Dam Rd – Informational**  
CANCELLED

**Waterville Birches, LLC – Weeping Birches Lane -Waterville Estates (32) Condo**  
**Units – Consultation Review/Formal Consideration** Tom Avallone, Manager of  
Waterville Birches, LLC, Cobb Hill Construction present. Chris Nadeau, Nobis  
Engineering present. Ken Mounlton, Realtor and George Lagus, Legal adviser present.

**Items submitted to the board:**

1. Letter from DES stating that “Black Birches” has met their requirements and that  
construction on units B-4 through B-10 may begin.
2. Letter from Waterville Estates Village District confirming adequate water pressure to  
“Black Birches” along with a written agreement confirming items of discussion for  
water to phase II.
3. Confirmation from DES confirming submission of Alteration Terrain.
4. Stop sign and road sign fees paid.
5. Copy of condominium docs.

6. Cost estimate for construction of the full project for \$340,000.00. Developers would prefer to bond.
7. Waiver request for a portion of road construction not to exceed 12% from station 14+00 to 19 +00.
8. House keeping items to be changed on final plan (road name).
9. Keach-Nordstrom Associates, Inc. technical review received @ 6:15 PM this evening. Board members and developer briefly reviewed the contents of this review. Some comments and discussion were made regarding item (2) Zoning Matters: Cluster Development. Tom Avallon informed the board that their project is not considered a cluster development, it is conventional. Other items discussed under Planning/Design Matters bullet two, which states: To include the text of the following note required under the provisions of Section VI. A. of the Subdivision Regulations: “The approval of this subdivision in no way obligates the Town of Thornton to accept or maintain the roads shown on this plat”. Board members have recommend this note be placed on the final plan.
10. Under same section (10) landscape design (not applicable)
11. Erosion control with EPA Construction regarding the storm water towns requirements to be addressed. Nobis Engineering to provide data to Keach-Nordstrom.
12. #22. There was detailed discussion relating to this item. (Driveway serving units Y-1 through Y-4) as discussed the topography of this site is challenging by the grades and considerable amount of thought was given into the location of this drive.
13. #27. Recommending detailed design plans of water system. Keach-Nordstrom, Engineering is not aware that the water system is a precinct system. There will be a note on the plan stating that this system is strictly for domestic flow with 50lbs of pressure at the southerly shut off. When the new tank is installed and improvements are made it will make for a better system.
14. #30. Keach –Nordstrom recommends the vertical alignment of Weeping Birches Lane at its planned southerly intersection with Snowood Drive such that water from Weeping Birches will not “sheet” onto Snowood Drive. Developers will look at this issue to minimize impact.
15. According to Keach-Nordstrom Section IV 1.5 of the Subdivision Regulations requires that the vertical alignment of streets not exceed 5-percent within 100-feet of an intersection. This requirement has not been fulfilled at the southerly intersection of Weeping Birches Lane and Snowood Drive etc. Developer stated to the board that they felt that this requirement has been met.
16. Under General Comments – An application for a Voluntary Merger will be submitted for the next hearing.

**Developers will contact Keach-Nordstrom to address all 32 concerns.**

Tom Avallone, Manager of Waterville Birches, LLC submitted a letter addressed to the Board outlining their cooperation and willingness to work with the board, and respectfully requesting that their application be accepted and a final approval granted for Phase I “Black Birches” with permission to begin construction, and a conditional approval for Phase II. After lengthy discussion and conclusion that there is no contention with “Black Birches”. The Board voted unanimously to hold an onsite inspection on, Thursday, August 2, 2007 @ 5:00 PM at the site.

The checklist was reviewed and run-down.

The following will be necessary for final approval.

1. State Approvals (DES, Alteration Terrain)
2. Long-term Ownership & maintenance of road. (note on plan)
3. Letter from Chief Tobine regarding fire fighting and access to road.
4. Voluntary Merger (gray & yellow birches)
5. Housekeeping items (road name)
6. Note on plan stating that the Town is in no way obligated to take over the road.
7. Bond for \$340,000.
8. Keach-Nordstrom items from technical review addressed.
9. Keach-Nordstrom fees paid.
10. Satisfactory site walk that will be held on, Thursday, August 2, 2007.

A motion was made and seconded to accept the Waterville Birches application.

1. As to Phase I, Black Birches, subject to satisfactory site walk on August 2, 2007, and
2. As to Phase II, Yellow & Gray Birches, subject to satisfactory resolution of engineering issues, state approvals and Thornton Planning Board satisfaction.
3. *(Note: New Road Names )? & fees*

VOTED 7-0.

**Mt. River Development Associates, LLC Mill Brook Village (4) lots – Cal’s Hill – Final**

The minutes of the May 17, 2007 minutes were reviewed and all required notes are on the plan. Jim Ingram informed the board that he has met with Fire Chief Tobine and has addressed his concerns relating to fire protection at Cal’s Hill. Chief Tobine has visited the site and a standpipe will be installed. Jim informed the board that although this issue was not part of the final approval he wants to be accommodating. The mylar was signed.

**Mt. River Development Associates, LLC The Falls at Mill Brook – off Mill Brook Rd (18) Condo Units – Consultation Review/Formal Consideration/Conditional Approval/Final**

Jim Ingram, Developer presenting plan. No abutters present. Condominium declaration submitted. Countable area calculations submitted, road profile submitted. Jim informed the Board that the new well is in and sampling has been submitted to the state lab (waiting for results). He has met with Fire Chief Tobine relative to fire protection. There is water in the standpipe and the valve connections will be changed to adapt. Letter of credit was discussed for fire protection, road construction, paving and retention ponds. Retention areas are to be shown on the plan with a note stating that the original volume to be maintained by condominium association. The checklist was reviewed and run down. The following will be needed for final.

1. Note on plan regarding retention ponds.
2. Results from water sample.
3. Letter from Fire Chief regarding road name.
4. Letter from Fire Chief regarding fire protection.
5. 911 Fee
6. Stop Sign Fee
7. Cost estimate for paving, retention ponds (4,000.00) fire protection, road construction.

A motion was made and seconded to accept the application. VOTED 7-0.  
Will post for final next month.

**Lower Tecumseh View, Duncan Trust, Adams Farm Rd (4) Lots – Conditional  
Approval/Final  
CANCELLED**

**Other Business**

The minutes of the July 12, 2006 business meeting were reviewed and approved by board members present. VOTED 7-0.

A hearing will be held to amend the definition of irregular shaped lots in the Thornton Subdivision Regulations at our next planning board hearing held in August.

A letter will be mailed to Attorney Bart Mayer to request that he inform Sunset Rock that they cannot expand to their adjacent lot.

A letter will be drafted to the Kowalski's explaining that the well cover was not part of the subdivision approval. A copy of the minutes will be sent with the letter.

A letter will be drafted to Mr. Whitehouse regarding reclamation of his pit.

Alternate Board Member Tyler Stearns submitted a letter of resignation. He has been accepted to a college out of state. The Board accepted Tyler's resignation and thanked him for taking time to serve on this board. Best wishes Tyler.

This hearing adjourned at 11:00 PM. Next scheduled hearing will be held on, Thursday, August 16, 2007.

Respectfully submitted,

Marianne Peabody  
Secretary for the  
Thornton Planning Board  
Posting Date: 07/24/07