

**Thornton Conservation Commission  
Monthly Meeting  
Tuesday, January 10, 2023 - 3:00 p.m. at  
Thornton Town Hall**

**Minutes**

Present: Mike Boisvert, Al Lewis, Myrtle Lewis, Jerry Sobolewski  
Absent: Katri Gurney, Maryellen Sakura.  
Guests: Alden Beauchemin, Joe Peznola

Myrtle Lewis called the meeting to order at 3:05 PM. Al Lewis arrived at 3:11 PM.

The minutes of the previous meeting were distributed electronically. A motion to accept the minutes of the December 13, 2023 meeting as presented passed unanimously, with 3 members present at the time of the vote.

**1. 324 Orris Road Wetlands Permit Application**

Alden Beauchemin of Keyland Enterprises met with TCC during our regularly scheduled monthly meeting today. He explained the project he is currently working on for a residential driveway near the top of Orris Road in Thornton: 324 Orris Road, a 2.5-acre lot. The proposed driveway crosses three small streams in a wooded area and the driveway has apparently been routed to minimize impacts to the streams. He plans to install 3 culverts and is filing an expedited Wetlands permit application that requires the signature of the Thornton Conservation Commission in order for him to proceed. The plan was to meet him at the site after the meeting for further evaluation.

**2. White Mountain Escapes Project – Thornton Planning Board Meeting Update**

- Joe Peznola displayed the project map. The project was previously discussed at the most recent Thornton Planning Board meeting. This is a 26-acre subdivision off Route 3.
- This will be a cluster development with 18 single family homes with shared common land. It appears work had already begun without the approval of the Planning Board.
- Planning Board is looking into the size and width of the access road. We discussed the floodplain area related to this project and possible erosion issues impacting the Pemigewasset River and abutters.

**3. Robin's Nest Road Parking Area Project – Next Steps**

- Joe Peznola, chairman of Thornton's Economic Development Committee [EDC] and appointed by the Board of Selectmen [BOS] shared a map he put together regarding Robin's Nest Road Parking Area. It was professionally made with contour lines. Joe feels that the Floodplain Zone needs to be reevaluated by the Federal Government since it's been quite some time since the last update. Joe estimates that the floodplain ends above the Pemigewasset River around 576 feet so there are opportunities for further improvements above that. Ideas that Joe brought forward:
  - The Town could purchase these 1.8 acres from the State pending Board of Selectmen buy in.
  - An improved flood resistant boat launch can be built and would benefit access to the Pemigewasset River for search & rescue operations. It should be handicapped accessible.
  - Parking area could be improved and made flood resistant. However, it could be costly to make it such depending upon how resilient we would want it to be. This could be part of a bank stabilization effort.

- A porta pottie could be put in place above the floodplain of 576 feet. It could be pad, composting, seasonal rental, permanent...many options.
- A longer-term plan because of expenses, is to later redirect traffic from Robin's Nest Road to provide adjacent abutter more privacy. Past discussions within TCC of creating a new road near the intersection of Route 3 and Cross Road from the railroad tracks would be too steep. There is a right of way on Route 3 where a new road can be built at an easier grade.
- A wetlands permit would be needed for any construction in this area.
- Next step is that Joe Peznola will continue to work on this design and make it more formal.
- Discussion ensued if TCC has direct access to Thornton Town Counsel.

#### **4. Master Plan Public Discussion: Recreational & Community Facilities**

Myrtle Lewis reminded everyone that the Master Plan Committee is holding a public discussion about Thornton's recreational and community facilities at Thornton Central School on Tuesday, January 17<sup>th</sup> from 6pm to 8pm and encouraged everyone to attend.

#### **5. Riverfront Property Presentation By DES**

Myrtle Lewis shared an outline for the Department of Environmental Services Presentation for Landowner Shoreland Presentation. All commission members thought it was well done. Myrtle thought it would be best to partner with local conservation commissions for a good turnout. Mike Boisvert will reach out to the chairs of the Campton and Woodstock Conservation Commissions. Perhaps they may have a better venue to offer than the Thornton Town Hall.

#### **6. Thornton Natural Resources Inventory**

- Mike Boisvert shared the most recent update electronically prior to this meeting.
- Myrtle Lewis indicated she has almost completed her section, Historic and Cultural Resources, and will be forwarding this information to Mike to incorporate into the working document.
- Mike Boisvert and Katri Gurney continue working on their sections.
- Jerry Sobolewski indicated he will start working on his section shortly.
- Myrtle Lewis feels that Thornton's Natural Resources Inventory can be completed by the end of the year but will require some professional assistance, specifically as it relates to mapping.

#### **7. Other Business**

- None

- 8. Adjournment.** The meeting was adjourned at approximately 4:00 pm. The next Commission meeting will be on Tuesday, February 14<sup>th</sup> at 3:00 pm.

Respectfully submitted,  
Mike Boisvert, Thornton Conservation Committee Member