

TOWN OF THORNTON PLANNING BOARD

Approved on: 17-9-2020
PB Initials: SB
Rec'd by Town Clerk on: 9/29/20
Town Clerk Initials: djm

Planning Board Meeting Minutes Thursday August 20, 2020

NOTE: In light of the COVID-19 pandemic and pursuant to Emergency Order #23/Executive Order 2020-04 as amended, "Temporary modification of municipal and local government statutory requirements," this meeting was limited in scope and was conducted via teleconference with a base at the Town Offices, 16 Merrill Access Road, Thornton, NH with no general physical presence.

CALL TO ORDER:

Chairman S. Babin called the meeting to order at 6:00 p.m.

ROLL CALL:

Members/Alternates present at Town Hall: S. Babin, F. Freeman, J. Piehn, Fred Gunter, Gloria Kimball
Members present via call-in: N. Decoteau, Cindy Schofield
Members/Alternates absent: D. O'Donnell, Peter Laufenberg, Roy Sabourn
6:05 arrival K. Waters
Others present at Town Hall: Brian Regan, Pamela White

Others present: Chad Stocker, John Warzocha, David Rivers, Tom Duffield,

Chairman S. Babin acknowledged that a quorum was present, there being six (8) members/Alternates in attendance in person and via video/phone.

1. **Postponed review and approval of July 16, 2020 minutes to be reviewed at September 17, 2020**

2. **David Rivers letter of interest as an alternate to the board. Mr. Rivers introduced himself and detailed his interests in serving.**

MOTION: "To accept Appointment of Alternate David Rivers."

Motion: F. Freeman

Second: Gloria Kimball

Discussion: None

Roll Call Vote: UNANAMOUS

Motion passes.

1. Preliminary Consultation & Review-Duffield Engineering for Pemi River Campground. Proposed Campground expansion off U.S. Rte. 3.

Tom Duffield presented a preliminary plan of a multiuse RV, Tent, recreation and river access expansion of the existing campground. The land site is accessed over an existing Railroad. The applicant presented documents from the state of New Hampshire illustrating the Railroad crossing will be at the applicant's expense and subject to State approval. The applicant was encouraged to receive detailed instructions from the NH Rail DOT on crossing requirements. Additional comments regarding location and access to; river, RV sites, Tent sites, waste systems, water systems hours of operation and expected completion dates were made.

2. Preliminary Consultation & Review-Duffield Engineering for Shirley Benton & Jerel Benton for proposed development of property at 60 Old Sawmill Road.:

Tom Duffield presented a preliminary plan of a Subdivision that has been before the board on prior occasions regarding this subdivision. The owners have opted to change the building units to duplex units from multi family. The project will have 50+/- total dwelling units.

3. Preliminary Consultation & Review-Horizon Engineering for LCJ Holdings; Golf Course expansion, Meadows Subdivision, Site plan for new 10 Unit building at Meadows Sub Division.

John Warzocha of Horizon engineering reviewed proposed golf course work for additional golf holes. Mr. Warzocha also reviewed a proposed change to the Meadows Subdivision to change a 5-unit building to a 10 unit building. The board reiterated the need for a clearer understanding of the Master Plan of the property and the updating and housekeeping of the land dedication agreement

The following motion was then presented.

ADJOURNMENT:

The following motion was made at 7:17 p.m.

MOTION: "To adjourn."

Motion: G. Kimball

Second: K. Waters

Discussion: None

Roll Call Vote: 8-YES, 0-NO

Motion passes.

Respectfully Submitted,

Steven Babin Chairman.