

TOWN OF THORNTON
PLANNING BOARD

Approved on: Oct 15 2020
PB Initials: SB
Rec'd by Town Clerk on: 10/16/2020
Town Clerk initials: dym

**Planning Board Meeting Minutes
Thursday, September 17, 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 6:01 p.m.

ROLL CALL:

Members present at Town Hall: S. Babin, N. Decoteau, F. Freeman, P. Laufenberg, D. O'Donnell, R. Sabourn, K. Waters

Alternates present at Town Hall: F. Gunter, G. Kimball, J. Piehn, D. Rivers

Members present via call-in: None

Alternates present via call-in Members/Alternates absent: C. Schofield

Others present via call-in: Jose Hernandez, Radio Engineer

Others present at Town Hall: Tim Kingston, Richard Linck, Sandra Linck, Francis Parisi, Chad Stocker, Kerrin Randall, Brian Regan, Charles Rowley, Anita Rowley, John Warzocha

APPROVAL OF MINUTES

1. Upon distribution and review of the meeting minutes of July 16, 2020, and August 20, 2020, the members took the following action:

MOTION: "To accept and approve the Minutes of the Thursday, July 16, 2020 and Thursday, August 20, 2020 meeting."

Motion: P. Laufenberg

Second: F. Freeman

Discussion: None

Roll Call Vote: 5-YES, 0-NO, 2-ABSTAIN

Motion passes.

PRELIMINARY BUSINESS:

S. Babin welcomed new Planning Board ZBA assistant, Kerrin Randall.

S. Babin stated a new Planning Director had been hired, Kathy Menici; start date will be in October.

COMMUNICATIONS:

R. Sabourn stated that an update on Frasier and Blake Mountain Road had been received as requested by the Board, and the information was available in the office following the meeting.

S. Babin stated that there was no further correspondence.

REPORTS:

S. Babin stated that there were no reports.

UNFINISHED BUSINESS:

S. Babin stated that there was no unfinished business.

P. Laufenberg asked if language needed to be created regarding Airbnb rentals ordinances, as discussion was had previously.

Discussion ensued regarding the formation of a sub-committee to discuss Airbnb ordinances.

It was agreed that P. Laufenberg and J. Piehn will bring comments regard Airbnb ordinance to the November, or December Board meeting for discussion.

P. Laufenberg inquired if the rezoning of two areas of Route 3 could be looked at by the board with possible recommendations for commercial versus residential areas.

S. Babin stated that he will meet with P. Laufenberg to discuss the recommendations for rezoning, and present to the Board at the next meeting.

N. Decoteau inquired if the Board needs to discuss the possibility of large developments coming in and the impact fees that may be assumed by the town, as she recalled language regarding this.

Discussion ensued. N. Decoteau stated she will forward this language to the Board.

HEARINGS:

1. 6:15 pm APPLICATION/PUBLIC HEARING – Site Plan Review: Max Lash as agent for LCJ Holdings, LLC, Lafayette Road/Clubhouse Lane Intersection. [Map 16 Lot 1-7, 1-7-2, 1-7-3, and 1-7-SRCO]

John Warzocha from Horizons and representatives from Owl's Nest entered the meeting at 6:20 p.m.

J. Warzocha stated that Owl's Nest was proposing to add a 9-hole short course at Owl's Nest. A map of the proposed course was presented to the Board.

J. Warzocha stated that the new course would wrap around an existing area of Owl's Nest and that no new buildings were being proposed at this time. Approval from the Board for operation of this course once it was completed was being requested at this time.

Discussion ensued regarding the positioning of Hole 1 on the short course, as well as the layout of the course based on the plan being presented. The Board agreed that the plan being presented was not the same as they one that was on the application.

S. Babin inquired if and Alteration of Terrain Permit (AOT) had been obtained from The State, and J. Warzocha stated yes; the permit was not yet in hand, but it was coming.

N. Decoteau inquired if additional parking was going to be needed. J. Warzocha stated that no additional parking was needed, as the lot was already made bigger in anticipation of possible expansion.

P. Laufenberg asked that J. Warzocha clarify what he and Owl's Nest was looking to get approved at this meeting.

J. Warzocha stated that in order to operate the course, a site plan approval was needed from the Board.

P. Laufenberg inquired if dirt work had begun on the course. J. Warzocha stated yes, as the AOT allowed for dirt to be moved as needed.

S. Babin asked for Public comment.

Tim Kingston, an abutter to Owl's Nest, expressed his concern regarding construction taking places prior to approval from the Board. He stated that two holes were already in the process of being built.

Discussion ensued regarding the AOT permit and its allowances for dirt movement.

T. Kingston inquired if drainage or other disturbances were permitted with the AOT.

J. Warzocha stated that the course was being designed with the current stormwater and drainage basins at Owl's nest in mind, and no major pipes except for irrigation were necessary.

Charles Rowley inquired if new entrances to the course would be needed.

J. Warzocha stated that the current construction entrance is intended to become an entrance for the short course.

T. Kingston inquired as to what measures would be taken in the construction area to prevent dust from disturbing residents, as the course will not be completed until 2020.

Chad Stocker, Dupuis Construction stated that a top dressing as well as water disbursement will be used to prevent dust from spreading.

Discussion ensued regarding the timeline for completion of the course.

P. Laufenberg stated that in order for the application to be completed, the following information was needed from the applicant:

- Copy of AOT Permit
- Accurate plan for hole placements on the course
- Accurate parking count for the course

J. Warzocha stated he will provide architect renderings of the locations of the holes as well as other requested information.

MOTION: "To continue the discussion of the Site Plan Review: Max Lash as agent for LCJ Holdings, LLC, Lafayette Road/Clubhouse Lane Intersection. [Map 16 Lot 1-7, 1-7-2, 1-7-3, and 1-7-SRCO] at the October 15, 2020 meeting; 6:15 p.m."

Motion: D. O'Donnell

Second: F. Freeman

Discussion: None

Roll Call Vote: 7-YES, 0-NO

Motion passes.

2. 6:30 pm APPLICATION/PUBLIC HEARING -Site Plan Review; Vertex Tower Assets, LLC as agent for Michael C. Sununu and James G. Sununu, Trustees of the SMA Realty Trust, Upper Mad River Road. [Map 17 Lot 5-21]

Francis Parisi and Tom Johnson of Vertex Tower Assets, LLC entered at 6:59 p.m.

S. Babin stated an updated application was being presented to the Board at this meeting from the applicant.

N. Decoteau stated that she has worked with F. Parisi in Holderness and stated that there was no conflict of interest. The Board expressed no concern with N. Decoteau participating in this discussion.

F. Parisi stated he was seeking a site plan for a telecommunications facility on Upper Mad River Road that is not a developed property. Access to the site will be obtained by an adjacent property that is not occupied, and has been obtained by the applicant.

F. Parisi stated when the application was initially submitted, he could not find any zoning information regarding telecommunication facilities. The intent of this meeting was to introduce the project to the Board, as a previous meeting with the Zoning Board (ZBA) brought several questions to light that they wished to answer.

P. Laufenberg asked for clarification on the process of the Town Boards, as the Planning Board should see applicants prior to the ZBA.

S. Babin stated he understood that the ZBA agreed to meet with the applicants, but that he does agree that the application should have come to the Planning Board before the ZBA, as town procedures dictate.

S. Babin inquired as to why the applicants choose to go to ZBA first, as several of the towns where they have previously worked require Planning Board approval first.

F. Parisi stated in most towns they have been made to go to the ZBA first, as they need to be allowed in residential zones and require waivers.

Discussion ensued regarding proper protocols for applications being received and processed.

F. Parisi stated that several variances and waivers were needed for the proposed tower from the ZBA, including height, distance from abutters, and other residential restrictions.

F. Parisi proceeded to show a map of the area where the proposed tower would be, and discussed the various telecommunication needs that would be met if approved. Current towers in place were shown with their coverage areas. He stated the location in question on Mad River Road is the only place the tower can be built, as there are no existing structures that can be used in lieu of a new facility.

S. Babin inquired if the goal of the tower was to have telecommunication coverage on Route 49.

F. Parisi stated yes, and for coverage in the neighborhoods near the tower to be improved. He stated that a 'balloon test' was conducted where the proposed tower would be. This test consisted of placing a large red balloon on a string equal to the height of the tower, and then travelling to various places to observe where the tower would be visible. Photos of this test in various location was displayed for the Board.

S. Babin asked the Board for questions.

D. Rivers inquired if a survey of the telecommunication needs in Thornton was taken, or if just Waterville Valley was covered. F. Parisi stated they know where gaps in coverage is. D. Rivers repeated his question and asked if the geographic region of Thornton had been surveyed. F. Parisi stated no.

D. Rivers inquired if coverage along Route 49 was the priority of the applicant. F. Parisi stated yes.

F. Parisi stated he can provide a map of coverage in Thornton, but the tower being proposed will not cover the whole town.

A lengthy discussion ensued regarding the proposed location of the tower. F. Parisi stated other sites were looked at; geography in the area as well as visibility were concerns. He stated the spot chosen met the geographic criteria and works for the telecommunication signals.

S. Babin stated the current telecommunication ordinance does not allow for lattice towers, and that part of the application for a telecommunications facility is alternative tower structures; there were no alternate structures presented.

S. Babin showed alternate tower structures. Jose Hernandez, Radio Engineer, discussed the various frequencies that will be able to be used with the proposed lattice tower structure.

J. Hernandez spoke at length about various signals and their reach within the area proposed for the tower. F. Parisi stated that they are not opposed to exploring other types of tower structures, and stated that the lattice tower proposed would work best given the area they are looking to build on, as well as the signal that will need to be broadcast.

Tom Johnson, site engineer, stated that a monopole structure could be built, but it would present more challenges in the terrain and signal output than a lattice tower would.

S. Babin inquired if multiple small sites could be built as opposed to one large tower. F. Parisi stated that the option of small sites is not economical or technically viable; he stated he will get information to show this at the next meeting.

A lengthy discussion ensued regarding small structures and their locations as opposed to a large tower.

S. Babin opened the meeting for public comment

Brian Regan stated that the applicant should not be here for approval, and should only be here for a review of the project. He stated that the applicant was not acting in the best interest of the town, and that he was opposed to the tower. B. Regan exited the meeting at 8:48 p.m.

N. Decoteau requested that the following information be collected for the next meeting:

- Identification of where coverage in the area is lacking
- Identification of Thornton town-wide gaps in coverage
- Alternate styles of towers

MOTION: "To continue the discussion of Site Plan Review; Vertex Tower Assets, LLC as agent for Michael C. Sununu and James G. Sununu, Trustees of the SMA Realty Trust, Upper Mad River Road. [Map 17 Lot 5-21] at the October 15, 2020 meeting; 6:45 p.m."

Motion: R. Sabourn

Second: F. Freeman

Discussion: None

Roll Call Vote: 7-YES, 0-NO

Motion passes.

F. Parisi and T. Johnson exited the meeting at 8:59 p.m.

MOTION: "To enter into a non-public session at 9:00 p.m."

Motion: R. Sabourn

Second: P. Laufenberg

Discussion: None

Roll Call Vote: 7-YES, 0-NO

Motion passes.

MOTION: "To end non-public session at 9:26 p.m."

Motion: S. Babin

Second: D. O'Donnell

Discussion: None

Roll Call Vote: 7-YES, 0-NO

MOTION: "To adjourn at 9:27 p.m."

Motion: D. O'Donnell

Second: K. Waters

OTHER BUSINESS:

1. **Preliminary Consultation & Review**-Patriot Auto Home Occupation. Shawn Boisvert 10-3-15.
2. **Review with** John Warzocha of Horizon engineering RE: Owl's Nest items: Meadow's 2 subdivision missing items, Master Plan, Land Dedication Agreement, and upcoming plans.

Respectfully Submitted,

Kerrin Randall, Board Assistant