



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON PLANNING BOARD

Tel: 603/726-8168
Fax: 603/726-2078
pbzbassistant@thorntonnh.org

Notice of Decision

Meeting Date: April 15, 2021
Plan Name: "Vertex Telecommunications Facility [Tax Map 17, Lot 5-21]".
Application Date: August 25, 2020, as amended (latest amendment filed 02-22-21)
Plan Description: Construct a wireless communication facility.
Map/Lot: Map 17 Lot 5-21
Zone: General Residential
Location: Upper Mad River Road
Owner(s): SMA Realty Trust, Michael C. Sununu and James G. Sununu, Trustees
Agent: Francis Parisi, Vertex Tower Assets, LLC

At the Planning Board meeting held on April 15, 2021 a Site Plan was submitted by Francis Parisi on behalf of property owner SMA Realty Trust, Michael C. Sununu and James G. Sununu, Trustees. The Planning Board, having previously determined that the application was complete, denied the Site Plan for the following reasons:

1. The proposal does not comply with Article VI (A) of the Thornton Site Plan Regulations, in that it presents significant life safety concerns arising from the proposed driveway. Specifically, the evidence in the record shows that the driveway will have areas that are at a 20% grade, and that emergency and safety vehicles will not be able to respond to the site in the event of an emergency.
2. The proposal poses significant environmental concerns, in that the project, as proposed, does not properly address storm water drainage and mitigation. The evidence presented to the Board shows that there is a heightened risk of flooding using the storm water mitigation currently being proposed, which will negatively impact the Mad River watershed. Although the proposal does attempt to account for a 25-year event, this is the minimum requirement under the Site Plan Regulations, and the Board has the right, and indeed the obligation, to require a greater level of storm water mitigation depending upon the property under review.

For the Thornton Planning Board,

Steven Babin, Chairman
Thornton Planning Board

Cc: Vertex Tower Assets, LLC
Thornton Board of Selectmen
Thornton Town Clerk
Thornton Zoning Board

Note: Any party to the action or any person directly affected has a right to appeal this decision, in a timely fashion as prescribed by the New Hampshire Revised Statutes Annotated, Chapter 677, available at the Thornton Town Office. This notice has been placed on file and made available for public inspection in the records of the Thornton Zoning Board of Adjustment. Copies of this Notice of Decision have been distributed to: The Applicant, Board of Selectmen, Town Clerk, and Zoning Board. A copy of this Notice of Decision has been posted at the Thornton Town Office and on the Town of Thornton website.