



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: January 18, 2024
Plan Name: Blake Mountain Domes
Application Date: September 25, 2023
Plan Description: Construct 15 geodesic domes and a commercial building
Map/Lot: 237-059
Zone: Industrial I
Location: 2635 US Route 3
Owner(s): Franconia Subsidiaries
Agent: Philip Hastings

After determining the application was complete at their October 19, 2023 meeting, the Thornton Planning Board held a Public Hearing on November 16, 2023 to consider a site plan for 15 geodesic domes and a commercial building submitted by Philip Hastings, as agent for Franconia Subsidiaries. The discussion was continued to January 18, 2024, and upon review of the completed application, the Thornton Planning Board voted to approve the site plan with the following conditions:

1. Receipt of valid state agency permits required for full project constructing including: (a) NHDOT Driveway Permit; (b) NHDES Alteration of Terrain Permit; (c) NHDES Construction Approval for each of two subsurface wastewater disposal systems; and (d) NHDES Water Supply Engineering Bureau approval for public water supply system.
2. Expansion of Note 1, Page 1 to include 'limited for short term transient use'.
3. Receipt of correspondence from Keach-Nordstrom Associates, Inc. (KNA) acknowledging all comments and recommendations, offered in correspondence dated January 10, 2024, were satisfactorily resolved.
4. Receipt and execution of an instrument (easement or license), of a form and content acceptable to town counsel, at the expense of the applicant, and the Campton-Thornton Fire Department, affording the fire department rights to access the subject property for the purpose of performing periodic fire cistern inspection and testing functions.
5. The applicant shall establish and maintain surety, in an amount and form acceptable to the Town of Thornton, to serve as a performance guarantee for site restoration in the event of abandonment and installation and maintenance of suitable erosion and sedimentation control practices throughout the duration of construction to be reviewed by Planning Board legal counsel at the applicant's expense.
6. Planning Board Assistant's acknowledgment of receipt of requisite number of copies of final site plan drawings and related documents, if any.
7. Confirmation by Planning Board Assistant that all application fees, recording fees, and third-party professional fees, are paid in full.

Note: The Selectmen, 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 Planning Board. Copies of this Notice of Decision have been distributed to: The Applicant, Board of Selectmen, Town Clerk, and Property Tax Assessor. A copy of this Notice of Decision has been posted at the Thornton Town Office and the Town of Thornton website.



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Be advised that all conditions noted above, if any, must be met and confirmed by the Planning Department prior to applying for any zoning compliance applications. A signed and recorded copy of the plan, if applicable, must be on file with the Planning Department prior to applying for any zoning compliance applications.

For the Thornton Planning Board,

Donna O'Donnell
Chairman

1/24/2024
Date

Note: The Selectmen, 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 Planning Board. Copies of this Notice of Decision have been distributed to: The Applicant, Board of Selectmen, Town Clerk, and Property Tax Assessor. A copy of this Notice of Decision has been posted at the Thornton Town Office and the Town of Thornton website.