



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON PLANNING BOARD

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Notice of Decision

Meeting Date: February 17, 2022
 Plan Name: Northlake Subdivision and Boundary Line Adjustment for Lake Road
 Application Date: December 28, 2021
 Plan Description: Subdivision for 48 single-family, detached condominium units (North Lake) with a boundary line adjustment for Lake Road.
 Map/Lot: Map 16, Lot 01-07
 Zone: Recreation Zone West
 Location: Lake Road, Owl's Nest Resort
 Owner(s): LCJ Holdings, LLC
 Agent(s): Marc Burnell

On February 17, 2022 the Thornton Planning Board held a Public Hearing to consider a 48-lot subdivision for North Lake Condominiums and a boundary line adjustment submitted by Marc Burnell, agent for LCJ Holdings, LLC for the parcel identified as Tax Map 16 Lot 01-07 located at Owl's Nest Resort. After initial review of the application, the Thornton Planning Board considered and voted to approve the following:

MOTION: "To approve the 48-lot subdivision North Lake Condominiums and boundary line adjustment for Lake Road [Map 16 Lot 1-7] with the following conditions:

- A note to be added to the plan indicating whether the series of septic and nitrate setback easements encumbering Map 16 Lot 1-7 are presently existing or proposed. These setback easements to be defined on the final plat by a metes and bounds description, whether proposed or existing.
- Monumentation to be set on the plat and in the field prior to the Planning Board signing the final plan. A note certifying that the monumentation has been set to be added to the plan. Note to be stamped and signed by the NH-licensed surveyor setting the monumentation.
- If monumentation is not set prior to final approval of the plan, the applicant must provide a performance guarantee in a form and amount acceptable to the Board, and reviewed and approved by Town Counsel at the applicant's expense, as financial surety for the future completion of setting the monumentation.

Motion: P. Laufenberg

Second: F. Freeman

Discussion: None

Vote: 7 YES - 0 NO - 0 ABSTAIN

Motion passes.

Be advised that all conditions noted above 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,

Steven Babin
Digitally signed by Steven Babin
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Swan, email=sbabin@emersonswan.com, c=US
Date: 2022.02.23 09:00:33 -05'00'

Steven Babin, Chairman

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.