



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: February 15, 2024
Plan Name: Tree Brothers Farm
Application Date: November 9, 2023
Plan Description: Establish a tree farm for retail sales.
Map/Lot: Map 239, Lot 001-001
Zone: Commercial
Location: 52 Jansen Farm Road
Owner(s): Peter Sullo
Agent: Jessica Peznola

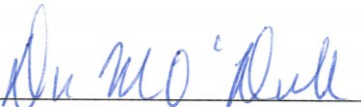
After determining the application was complete at the December 21, 2023 meeting, the Thornton Planning Board held a Public Hearing on January 18, 2024 to consider a site plan for a tree farm that would be used for retail sales. The discussion was continued to February 15, 2024, and upon review of the completed application, the Board voted to approve the site plan with the following conditions:

1. The addition of the following note to the final site plan: "Site plan approval, granted by the Thornton Planning Board on January 18, 2024, is intended to permit uses and the installation of improvements depicted on this drawing. Planning Board approval must be obtained prior to the installation of additional improvements or any future expansion or change of use."
2. Receipt of correspondence from Keach-Nordstrom Associates, Inc. (KNA) acknowledging all comments and recommendations, offered in correspondence dated January 10, 2024, have been resolved to their satisfaction.
3. Planning Board Assistant's acknowledgement of receipt of requisite number of copies of final site plan drawings and related documents, if any.
4. Confirmation of Planning Board Assistant that all application fees, recording fees, and third-party review/legal fees, if any, are paid in full.

This decision is based on the Board finding that, upon fulfillment of specified approval conditions, it is expected the applicant's proposal will fully conform with all applicable requirements of the Town of Thornton Zoning Ordinance and Site Plan Review Regulations.

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

02/22/2024
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.