



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 16, 2023
Plan Name: Subdivision for Jeffrey Morey – NH Route 49
Application Date: January 24, 2023
Plan Description: Create two (2) Lots
Map/Lot: Map 234, Lot 53
Zone: Commercial
Location: NH Route 49
Owner(s): Jeffrey Morey

On February 16, 2023 the Thornton Planning Board held a Public Hearing to consider a subdivision for Jeffrey Morey. After initial review of the application, the Thornton Planning Board voted to approve the subdivision.

The Planning Board finds that the subdivision meets all town ordinances, zoning regulations, site plan regulations, and subdivision regulations. Adequate materials were submitted to make an informed decision on the application with the following conditions:

1. State subdivision approval number to be added to the plan and recording sheet;
2. State septic approval to be obtained prior to the issuance of a ZCA;
3. NHDES Protected Well Radius Release Form to be completed and recorded with note to be added to the plan and recording sheet to include recording information;
4. Change reference to *Proposed Lot 234-53-1* to read *Proposed Lot* as lot number will be assigned by assessor.
5. Table to be added to the plat to demonstrate that the Proposed Lot satisfies the buildable acre requirements;
6. Update NH DOT driveway permit to reflect exclusion of the parcel identified as Map 234 Lot 54 from the access permit;
7. Correct notation on plan to read Existing NHDOT Access (See Note 11);
8. Monumentation to be set on the plat, recording sheet and in the field. Plat to be signed and stamped by a NH-licensed surveyor;
9. Correct Map and Lot number for the White Mountain National Forest property to read Map 233 Lot 1 (incorrectly labeled Map 234 Lot 45).
10. Planning Board's legal counsel to review and approve language in "Termination of Easement" and related note on the plan and recording sheet, at the applicant's expense;
11. Provisions to be added to the deeds and as a note on the plan and recording sheet regarding the maintenance of the driveway shared by Map 235 Lot 145 and the newly created parcel. Deed language and note on the plan/recording sheet to be reviewed and approved by the Planning Board's legal counsel, at the applicant's expense;
12. Conditions of approval to be added as a note on the plan and recording sheet;
13. Recording sheet requirements:
 - a. Recording sheet to be added to the plan set and to be labeled as such;
 - b. The following to be deleted from recording sheet: delineation of contours and treelines, protective well radii, proposed 4k areas, wetlands;
 - c. Signature block to be included on the recording sheet;
 - d. Note to be added to the recording sheet that states "The complete plan set is on file at the Town of Thornton Town Offices."

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.



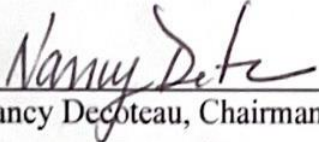
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Be advised that all conditions noted above must be met and confirmed by the Planning Department prior to applying for any zoning compliance applications. A signed and recorded copy of the plan, if applicable, must be on file with the Planning Department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

For the Thornton Planning Board,



Nancy Decoteau, Chairman

02/16/2023
Date

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