



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON PLANNING BOARD

Tel: 603-726-8168
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Notice of Decision

Meeting Date:	March 17, 2022
Plan Name:	Northlake Site Plan
Application Date:	December 28, 2021
Plan Description:	Development of 48-single family detached condominiums with associated interior roads, and open space, and an extension to existing 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 March 17, 2022 the Thornton Planning Board held a Public Hearing to consider a site plan to develop 48-single family detached condominiums with associated interior roads, and open space, and an extension to existing Lake Road. 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 Site Plan Review: North Lake; Marc Burnell as agent for LCJ Holdings, LLC, Lafayette Road [Map 16 Lot 1-7] with the following conditions:

1. Permit numbers (NHDES Subdivision Approval and NHDES Alteration of Terrain permit) to be added as a note to the final plan set.
2. Final plan set to be stamped and signed by the engineer, wetlands scientist, and surveyor, as applicable.
3. Applicant to submit a minimum of:
 - a. One full size final plan set for each of the following: The Town, property owner and each professional stamping and signing the plan set.
 - b. One (1) 11" x 17" final plan set.
 - c. One (1) electronic final plan set.

Additional conditions in accordance with Keach-Nordstrom Associates review letter dated March 8, 2022:

1. NHDES Subdivision Approval and NHDES Alteration of Terrain permits to be submitted to the Town as a condition of execution of the site plan by the Planning Board and the issuance of a Zoning Compliance Application for the construction of the first dwelling unit in the development. No other state or federal permits (including NHDES septic construction approval serving individual dwelling units) shall be required as a condition of execution of the site plan by the Planning Board. NHDES septic construction approval shall be obtained on a unit-by-unit basis and submitted prior to construction of the specific dwelling unit(s) to which such approval applies.
2. Planning Board approval of the corresponding condominium subdivision plan for North Lake.

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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3. **Applicant to provide consulting engineer with copies of the following prior to the issuance of a Zoning Compliance Application:**
 - a. **Stormwater management report and corresponding drainage calculations to complete technical review of application for compliance with applicable provisions of local code, including Sections VI.C.I through VI.C.3 of the Site Plan Review Regulations.**
 - b. **Final plans showing test pits and percolation test pit data for each proposed septic system location.**
4. **Compliance with the requirement of the Campton-Thornton Fire Department.”**

Motion: N. Decoteau

Second: P. Laufenberg

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, Chairman

Date

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