



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON PLANNING BOARD

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Notice of Decision

Meeting Date: March 16, 2023
Plan Name: Pavilion
Application Date: February 14, 2023
Plan Description: Amended Site Plan
Map/Lot: Map 240, Lot 110
Zone: Recreation Zone West
Location: Clubhouse Lane, Owl's Nest
Owner(s): LJC Holdings, LLC
Agent: Marc Burnell

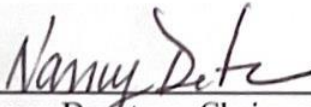
On March 16, 2023 the Thornton Planning Board held a Public Hearing to consider an amended site plan for the Pavilion at Owl's Nest. After initial review of the application, the Thornton Planning Board voted to approve the amended site plan.

The Planning Board finds that the amended site plan 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:

- The following note to be added to the plan:
'The applicant will preserve and maintain existing landscaping beyond the limits of work identified on the plan set and intent to install "limited plantings" on the perimeter of the planned retaining wall as described on the waiver request form submitted for the original application. The number, location, and type/specification of any future building-mounted lighting fixtures will be identified prior to submitting the plan to the Chairperson for signing.'
- Note to be added to the plan that the intended use of the full basement is storage.
- The following items to be added to/corrected on the plan:
 1. Correct map and lot number;
 2. Add zoning district and street address to plan set.
- Applicant must satisfy all conditions of approval from the Notice of Decision dated November 17, 2022. All notes required on the plan as a condition of the November 17, 2022, approval to be added to the amended site plan.
- This approval incorporates by this reference all conditions specified in the Notice of Decision dated November 17, 2022, and all representations made by the applicant and/or his agents during the November 17, 2022, public hearing.

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

03/22/2023
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.