

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: April 20, 2023
Plan Name: Resort Center BLA
Application Date: March 29, 2023
Plan Description: Reconfigure lot lines of the parcels.
Map/Lot: Map 240, Lot, 107; Map 240, Lot, 109; Map 240 Lot 110; Map 246, Lot 24
Zone: Recreation Zone West
Location: Clubhouse Lane and Lake Road, Owl's Nest
Owner(s): LJC Holdings, LLC
Agent: Marc Burnell

On April 20, 2023 the Thornton Planning Board held a Public Hearing to consider a Boundary Line Adjustment at Owl's Nest. After initial review of the application, the Thornton Planning Board voted to approve Boundary Line Adjustment.

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

1. Expand Sheet 1 of 2 to specify bearing and distances of a series of boundary courses on the westerly and northwesterly lines of adjusted Map 240-Lot 110, as well as the westerly course of the future northerly line of adjusted Map 246-Lot 24, and two courses on the northerly line of adjusted map 240-Lot 109 coincident with the southerly line of Clubhouse Lane.
2. Amend drawing to indicate appropriate boundary monuments are to be set at each "calculated corner".
3. NH Licensed Surveyor to certify that appropriate boundary monuments have been installed on the plat and in the field at each location specified on the final plat.
4. The alignment of the Main Access Road shown on Sheet 1 shall also be shown and labeled on Sheet 2 of 2.
5. Locations of Pemi River Road, Clubhouse Lane and Lake Road to be added to Sheet 2.
6. Draft condominium documents to be reviewed and approved by the Planning Board's legal counsel prior to signing the plat. This review is at the expense of the applicant.
7. Keach-Nordstrom Associates, to complete a final review of the plats to assure outstanding items identified by KNA have been addressed.

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

5/2/23

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.