

16 Merrill Access Road  
Thornton, NH 03285



## TOWN OF THORNTON PLANNING BOARD

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### Notice of Decision

Meeting Date: April 20, 2023  
Plan Name: The Preserve  
Application Date: November 22, 2023  
Plan Description: Construct a residential cluster condominium subdivision; 18 single family homes with shared common land.  
Map/Lot: Map 227, Lot 02  
Zone: Commercial  
Location: US Route 3  
Owner(s): White Mountain Escapes  
Agent: Kevin Dorsey

On April 20, 2023 the Thornton Planning Board held a Public Hearing to consider a Site Plan to construct a residential cluster condominium subdivision; 18 single family homes with shared common land. After initial review of the application, the Thornton Planning Board voted to approve the site plan.

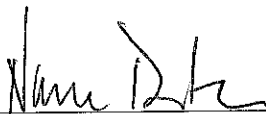
**The Planning Board finds that the site plan meets all town ordinances, zoning regulations, site plan regulations, and subdivision regulations. Adequate materials were submitted to make an informed decision on the application with the following conditions:**

Prior to signing and recording the plats, the following conditions will be satisfied:

1. Previously approved subdivision and boundary line adjustment plan from November 17, 2022 Planning Board Meeting to be recorded.
2. A surety bond in the amount of \$260,000.00 be submitted.
3. Regarding *Sheet 7, Cistern Plan and Details*
  - i. Provide buoyancy calculations to demonstrate the proposed tanks won't "float" when empty.
4. Condominium documents to be recorded.
5. Final plans to be reviewed and approved by Keach-Nordstrom Associates and Attorney Matt Serge.

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,

  
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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.*