



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: August 18, 2022
 Plan Name: Lot Line Adjustment made for Meadows Condo Association and LCJ Holdings, LLC
 Application Date: June 28, 2022
 Plan Description: To align the boundaries of the subject parcels with the as-built location of the rights-of-way shown on the plan.
 Map/Lot: Map 240, Lot 52; Map 240, Lot 109; Map 240, Lot 110
 Zone: Recreation Zone West
 Location: Owl's Nest Resort
 Owner(s): LCJ Holdings, LLC
 Agent(s): Marc Burnell

On August 18, 2022 the Thornton Planning Board held a Public Hearing to consider a Lot Line Adjustment made for the Meadows Condo Association and LCJ Holdings, LLC by Marc Burnell, agent for LCJ Holdings, LLC for the parcels identified as Tax Map 240, Lot 52; Map 240, Lot 109; Map 240, Lot 110 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 Boundary Line Adjustment; Marc Burnell as agent for LCJ Holdings, LLC and The Meadows HOA [Map 240 Lot 52, Map 240 Lot 109, and Map 240 Lot 110] with the following conditions:

- Monumentation to set on the plat and in the field prior to recording the plat. A note to be added to the final plat certifying that the monumentation has been set, to be signed and dated by the NH-licensed surveyor.
- Final plat to be amended to include the lot area of the parcel identified as Map 240 Lot 110 following annexation.
- Amended NH-DES Subdivision Approval for the parcel identified as Map 240 Lot 52.
- The following note to be added to the plan:
 "The ways shown on this plan are intended by the owner/applicant and Town of Thornton to be planned, constructed, and maintained as private ways. Neither the approval nor recording of this plan shall be construed as an offer of public dedication under New Hampshire law of dedication and acceptance."

Motion: S. Babin

Second: D. O'Donnell

Discussion: None

Vote: 6 YES - 0 NO - 0 ABSTAIN

Motion passes.

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

08/22/2022

Date

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