



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON ZONING BOARD

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Notice of Decision

Meeting Date: July 28, 2022
Application Date: July 7, 2022
Map/Lot: Map 207 Lot 08
Zone: Residential
Location: 37 Roma Road
Owner(s): Emily Prescott and Gabe Horton
Agent: Kevin French

At the Zoning Board meeting held on July 28, a Public Hearing was held to consider the request for an “EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS from ARTICLE VI, SECTION A-2, LOCATION OF STRUCTURES.” *Any building or additions shall be set back at least 25 feet from any state, local or private highway/road right-of-way. A setback of 15 feet is required from any other boundary line, except that a 15-foot setback is required from the edge of any public or private non highway or non-road right-of-way.*

The Zoning Board, after hearing from the Applicant, its agents, requested service providers, Zoning Compliance Officer Magoon, and members of the public in attendance and via Zoom/teleconference, and having previously determined that the application was complete, approved the Waiver by making the following motion:

MOTION: “To grant the Equitable Waiver of Dimensional Requirements for ARTICLE VI: Dimensional Requirements, Section A, 2: Location of Structure [Tax Map 207, Lot 8 (Formerly Map 2, Lot 6-4)].”

Motion: K. Miller

Second: J. Marshall

Discussion: Mr. Monti asked the following be added to the notice of decision:

- All Criteria for the waiver were met
- Fire Chief Defosses has no concern with emergency vehicle access and turnaround on Roma Road if the waiver is granted
- Positive abutter support has been presented, and a neutral abutter has been acknowledged

Roll Call Vote: Joe Monti – yes, Jerry Sobolewski – yes, Alan Rawson – yes, Joan Marshall – yes, Ken Miller – yes

Vote: 5 – Yes, 0 – No, 0 – Abstained

Motion Passes.

For the Thornton Zoning Board,

Joseph M. Monti

Joseph M. Monti, Chairman
Thornton Zoning Board
August 4, 2022

Note: 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 Zoning Board of Adjustment. Copies of this Notice of Decision have been distributed to: The Applicant, Board of Selectmen, Town Clerk, and Planning Board. A copy of this Notice of Decision has been posted at the Thornton Town Office and on the Town of Thornton website.