



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON PLANNING BOARD

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Notice of Decision

Meeting Date: October 20, 2022
 Plan Name: Subdivision and Boundary Line Adjustment for Franklin
 Application Date: August 23, 2022
 Plan Description: Annex 1.62 acres from Lot 145 to Lot 144. Following the annexation, Lot 145 is proposed to be subdivided into two (2) parcels.
 Map/Lot: Map 235, Lots 144 and 145
 Zone: General Residential
 Location: Upper Mad River Road
 Owner(s): Douglas Robert Franklin Living Trust
 Agent(s): Kevin French

On October 20, 2022 the Thornton Planning Board held a Public Hearing to consider a subdivision and boundary line adjustment for Douglas Robert Franklin Living Trust. After initial review of the application, the Thornton Planning Board voted to approve the subdivision and boundary line adjustment.

The Planning Board finds that the subdivision 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:

1. Delete proposed lot number 235-145-1 from the plat (the lot number to be determined by the Assessors for the newly created parcel).
2. Note to be added to the plan specifying that the driveway depicted on Map 235 Lot 145 is shared with the newly created 1.93-acre parcel.
 - Provisions to be added to the deeds for the maintenance of the driveway shared by Map 235 Lot 145 and the newly created parcel.
 - Deed language to be reviewed and approved by the Planning Board's legal counsel, at the applicant's expense, prior to recording.
3. Monumentation to be set on the plat and in the field prior to recording. A note to be added to the plat, stamped, and signed by a NH-licensed surveyor, certifying the date on which the monumentation was set in the field.
4. A note to be added to the plat which lists all conditions of approval

Prior to the issuance of a ZCA:

1. All necessary state and local permits including, but not limited to, Town of Thornton Driveway permit for Map 235 Lot 145, State Subdivision Approval, State Septic Approval

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

10/20/22

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.