

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 for Jansen Farm Road  
Application Date: September 27, 2022  
Plan Description: Create two (2) Lots  
Map/Lot: Map 239, Lot 1  
Zone: Commercial  
Location: Jansen Farm Road  
Owner(s): Ronald and Christina Jansen  
Agent(s): Joseph Peznola

On October 20, 2022 the Thornton Planning Board held a Public Hearing to consider a subdivision for Ronald and Christina Jansen. After initial review of the application, the Thornton Planning Board voted to approve the subdivision.

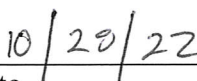
**The Planning Board finds that the subdivision meets all town ordinances, zoning regulations, site plan regulations, and subdivision regulations. Adequate materials were submitted to make an informed decision on the application with the following conditions:**

1. Print overruns on the locus map on Sheet S-1 to be corrected;
2. Delete tree line and wire fence delineations from recording plat;
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. Ellsworth Road to be removed from the plat and replaced with an unnamed trail.
5. Provisions on the well protection area will be noted on the plat and in the deed.
6. Note to be added to the plan that lists all conditions of 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

  
\_\_\_\_\_  
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.*