



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: October 21, 2021  
Plan Name: "Site Plan Review: Sales Office"  
Application Date: September 21, 2021  
Plan Description: Construction and Operation of a Temporary Sales Office  
Map/Lot: Map 16 Lot 01-07  
Zone: Recreation Zone West  
Location: Lake Road  
Owner(s): LCJ Holdings, LLC  
Agent: Marc Burnell

At the Planning Board meeting held on October 21, 2021, a Site Plan Review application was submitted by Marc Burnell as agent for LCJ Holdings, LLC for consideration. Public hearing was held. The Planning Board, after hearing from the applicant, agents, and members of the public in attendance and via teleconference, and after determining that the application was substantially complete, approved the Site Plan Review by making the following motion:

**MOTION: "To approve the Site Plan Review: Sales Office; Marc Burnell as agent for LCJ Holdings, LLC, Lafayette Road [Map 16 Lot 1-7] with waivers previously granted and the following conditions:**

- **All necessary state and federal permits to the Town prior to the issuance of a Zoning Compliance Certificate, including by not limited to the following:**
  - NH-DES – Alteration of Terrain
  - NH-DES – Wetlands
  - NH-DES – Septic
  - State Subdivision Approval
- **Permit numbers to be added as a note to the final plan set.**
- **Final plan set to be stamped and signed by the engineer, wetlands scientist and surveyor, as applicable.**
- **Applicant to submit a minimum of:**
  - **One full size final plan set for each of the following: the Town, property owner and each professional stamping and signing the plan set,**
  - **one (1) 11x17 final plan set, and**
  - **one (1) electronic final plan set.**
- **From Chief Daniel Defosses, Fire Chief, Campton-Thornton Fire Department**  
**Compliance with the requirements identified by the Fire Chief in his letter dated October 15, 2021, noting that these requirements are subject to modification during project inspections or as plans are altered.**
- **As the applicant has applied for a temporary sales office, the Board limits the time the temporary office may remain on-site to 18 months, and should the applicant require the temporary office to remain in place longer than 18 months, the applicant can submit a request in writing at least 30 days prior to the end of the 18-month term to the Board to amend the condition of approval to extend the period of time the temporary office may stay in place.**



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**Motion: F. Freeman**  
**Second: K. Waters**  
**Discussion: None**  
**Vote: 7 YES - 0 NO - 0 ABSTAIN**  
**Motion passes.**

For the Thornton Planning Board,

10/28/2021

Steven Babin, Chairman  
Thornton Planning Board

**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.