



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON PLANNING BOARD

Tel: 603/726-8168
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pbzbassitant@thorntonnh.org

Notice of Decision

Meeting Date: October 21, 2021
Plan Name: "Site Plan Review: South Lake"
Application Date: September 21, 2021
Plan Description: Construct a 15-unit Condominium
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: South Lake; Marc Burnell as agent for LCJ Holdings, LLC, Lafayette Road [Map 16 Lot 1-7] with 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 Keach-Nordstrom Associates review letter dated October 13, 2021:**
 - **Applicant to provide consulting engineer with copies of the following prior to the issuance of a Zoning Compliance Certificate:**
 - **Drainage calculations and customary supporting information for planned drainage and stormwater management improvements;**
 - **Stormwater management report and corresponding drainage calculations to complete technical review of application for compliance with applicable provisions of local code, including Sections VI.C.1 through VI.C.3 of the Subdivision Regulations.**
 - **The following to be added to the final plan set: The location of all existing and proposed deed restrictions, easements, covenants, rights-of-way, etc.**



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- Keach-Nordstrom Associates to review and sign-off on the above items prior to the issuance of a Zoning Compliance Certificate.
- *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.

Motion: P. Laufenberg
Second: F. Freeman
Discussion: None
Vote: 7 YES - 0 NO - 0 ABSTAIN
Motion passes.

For the Thornton Planning Board,

Steven Babin, Chairman
Thornton Planning Board

10/28/2021

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.