



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: November 17, 2022  
 Plan Name: 'The Preserve' Subdivision and Boundary Line Adjustment  
 Application Date: October 25, 2022  
 Plan Description: Annex .24 acres from Map 227 Lot 2 to Lot 3, then create 2 lots on Lot 2  
 Map/Lot: Map 227, Lot 2 and Map 227, Lot 3  
 Zone: Commercial and Industrial  
 Location: US Route 3  
 Owner(s): White Mountain Escapes [Map 227, Lot 2] and  
 Patrick Sullivan and Allyson Rand [Map 227, Lot 3]  
 Agent(s): Kevin Dorsey

On November 17, 2022 the Thornton Planning Board held a Public Hearing to consider a subdivision and boundary line adjustment to 'annex 0.24 acres from Map 227 Lot 2 to Lot 3, then create 2 lots on Lot 2. After initial review of the application, the Thornton Planning Board approved the subdivision and boundary line adjustment as follows:

**MOTION: "To approve the Boundary Line Adjustment and Subdivision; Kevin Dorsey as agent for White Mountain Escapes, LLC [Map 227, Lot 2] and Patrick Sullivan and Allyson Rand [Map 227, Lot 3] application with the following conditions:**

- Condominium building envelopes labeled 1 through 14, and 16 through 18 to be deleted from the plan sheet labeled Sheet 1 of 2.
- Reference to Sheet 1 of 2 to be deleted from the plan sheet.
- Delete sheet entitled "Plan of Land for White Mountains Escapes LLC" and labeled Sheet 2 of 2.
- Recording sheet to be added to the plan set and to be labeled as such
- All delineation of contours and treelines to be deleted from the recording sheet.
- Signature block to be added to the recording sheet.
- State subdivision approval number to be added to the plan sheet and recording sheet for the boundary line adjustment and subdivision plan set.
- Map and lot numbers for the subject parcel and all abutters are to be corrected to the new Map and Lot numbers adopted by the Town in April 2022."

**Motion:** S. Babin

**Second:** F. Freeman

**Discussion:** Ms. O'Donnell stated she will abstain from voting on this application, as she is an abutter.

Ms. Schofield asked for clarification on where the floodplain areas were located on the proposed new 3.8-acre lot and Mr. Dorsey clarified that the floodplain areas are not near any buildings that are currently adjacent the proposed new parcel.

Mr. Babin commented that he does not believe that the conditions of approval are necessary, as the plans have already been reviewed by professionals.

**Vote: 6 YES - 0 NO - 1 ABSTAIN**

*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.*



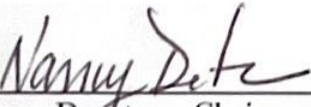
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Be advised that all conditions noted above must be met and confirmed by the Planning Department prior to applying for any zoning compliance applications. A signed and recorded copy of the plan, if applicable, must be on file with the Planning Department prior to applying for any zoning compliance applications.

For the Thornton Planning Board,

  
\_\_\_\_\_  
Nancy Decoteau, Chairman

12/1/2022  
Date

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