

Notice of Decision

Meeting Date: December 16, 2021
Plan Name: "Subdivision – Fraser Meadows, Phase II"
Plan Date: November 2021
Plan Purpose: Subdivision
Plan Description: Create a 13-lot subdivision.
Map/Lot: Map 15 Lot 4-11
Zone: Industrial I
Location: Fraser Road
Owner(s): Kevin Dorsey
Agent: Stephen Tower

At the Planning Board meeting held on December 16, 2021 a subdivision application was submitted by Kevin Dorsey 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 subdivision application by making the following motion:

MOTION: "To accept the Subdivision: Fraser Meadows Phase II; Kevin Dorsey, Fraser Road [Map 15, Lot 04-11] application with the following conditions:

- **Copies of any necessary Federal, State, and/or local permits shall be received by the Planning Department and the permit numbers shall be added in a note on the plat prior to the plat being signed and recorded.**
- **The applicant shall create a homeowner's association to provide for the maintenance and ownership of the proposed roads. Proposed association documents shall be reviewed and approved by the Planning Board's legal counsel prior to signing and recording the plat at the applicant's expense.**
- **A note shall be added to the final plat that specifies the provisions for the long-term maintenance of all roads and driveways within the subdivision.**
- **Prior to the plat being signed and recorded, the applicant must provide surety in a form acceptable to the Planning Board's legal counsel and in an amount adequate to cover the cost of the preparation and installation of streets, public and private, improvements, storm drains, water supply for fire protection (per Section IX) underdrains, monuments, erosion control, power and telephone lines and any other improvements required by these subdivision regulations or the terms of the Boards' approval. Reviews by the Board's legal counsel and consulting engineer to determine the adequacy of the surety are at the applicant's expense.**
- **All "To Be Set" (TBS) notes shall be removed and all monumentation shall be set on the plat and in the field prior to the plat being signed and recorded. A note shall be added to the plat, by the surveyor who stamps and signs the plan, certifying this to be complete.**
- **The following note shall be added to the plat prior to plan signing: "This subdivision plan is subject to the Conditions of Approval itemized in the Notice of Decision dated December 21, 2021 and on file at the Town of Thornton Town Hall."**
- **This approval is based upon the plans, specifications and testimony submitted to the Planning Board. Any alterations, additions or changes to the plans are not authorized and require additional Planning Board approval."**

Motion: D. O'Donnell

Second: P. Laufenberg

Discussion: None

Vote: 7 YES – 0 NO – 0 ABSTAIN

Motion passes.

For the Thornton Planning Board,

Steven Babin, 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 on the Town of Thornton website.