

## Notice of Decision

Meeting Date: December 16, 2021  
Plan Name: "Sports Nest Expansion".  
Application Date: November 2021  
Plan Description: To add on to the existing building at Owl's Nest for retail and storage space.  
Map/Lot: Map 16 Lot 1-7-3  
Zone: Recreational Zone West  
Location: Clubhouse Lane  
Owner(s): LCJ Holdings, LLC  
Agent: Marc Burnell

On December 16, 2021 the Thornton Planning Board held a Public Hearing to consider an "Application for Site Plan Review" submitted on behalf of LCJ Holdings, LLC for the parcel identified as Tax Map 16 Lot 1-7-3 located on Clubhouse Lane at Owl's Nest Resort. After initial review of the application, the Thornton Planning Board considered and voted to approve the following:

**MOTION: "To approve the waiver requests of the site plan regulations for:**

**Article V. Submission Requirements.**

- **B.19. Landscaping**
- **B.20. Exterior Lighting"**

**Motion: D. O'Donnell**

**Second: K. Waters**

**Discussion: None**

**Vote: 7 YES – 0 NO – 0 ABSTAIN**

**Motion passes.**

**MOTION: "To approve the Site Plan Review: Sports Nest Expansion; LCJ Holdings, LLC, Lafayette Road [Map 16 Lot 1-7-3] with the following conditions:**

- **Revise sheet number on drawing entitled "Overview and Abutter Map/Lots" to be consistent with sheet number specified on Index of Sheets.**
- **Revise sheet entitled "Overview and Abutter Map/Lots" to depict Clubhouse Lane from Pemi Road to Lafayette Road.**
- **Revise sheet entitled "Overview and Abutter Map/Lots" to place the phrase "Main Access Road" in its appropriate location or delete it from the sheet entirely.**
- **Add a note to the plan stating that parking for the subject facility is located on Map 16 Lot 1-8.**
- **Expand grading information on Sheet C-4 to include additional finish "spot grades". To be reviewed and approved on behalf of the Planning Board by Steve Keach of Keach-Nordstrom Associates, Inc.**
- **Expand the plan set to demonstrate compliance with the ADA with regard to accessible parking accommodations and building accessibility.**
- **Expand Sheet C-4 to specify the building footprint dimensions.**
- **Expand the plan set to identify the location at which each BMP is to be employed and maintained during construction. To be reviewed and approved on behalf of the Planning Board by Steve Keach of Keach-Nordstrom Associates, Inc.**

**From Campton-Thornton Fire Chief:**

- **Supra brand access box at or near the main entrance, with all necessary alarm and door keys inside.**
- **Dry hydrant or pressurized fire hydrant within 400 feet of the structure.**
- **Protected throughout by a monitored fire alarm system, to include Carbon Monoxide Alarm**
- **All alarm panel and pull station reset keys to be CAT-30.**
- **Egress corridor capacity and travel distances should be sufficient per 2015 NFPA 101 Chapter 7.**

- **Inspection of structure during construction and prior to occupancy.**

**Motion: F. Freeman**

**Second: P. Laufenberg**

**Discussion: None**

**Vote: 7 YES – 0 NO – 0 ABSTAIN**

**Motion passes.**

For the Thornton Planning Board,

Steven Babin

Steven Babin, Chairman

*K. Randall*

Updated per 12/30/2021 Email

12.22.21

Date

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**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.*