

# TOWN OF THORNTON PLANNING BOARD

## Notice of Decision

Meeting Date: February 15, 2018  
Plan Name: SUNRISE AT OWL'S NEST- A CONDOMINIUM  
Plan Date: January 16, 2017  
Plan Purpose: Modify and amend a previous plan submitted by Horizons Engineering Inc. on behalf of property owner LCJ Holdings, LLC to show modifications to homesites 7, 8 & 10  
Plan Description: Boundary Line Adjustment / Residential Site Plan  
Map/Lot: Map 16 Lot 1-7SRCO, Map 16 Lot 1-7SR-0701 through, Map 16 Lot 1-7SR-12 and Map 16 Lot 1-7  
Zone: Recreational West (RW)  
Location: Lafayette Road and Edgewater Lane  
Owner(s): LCJ Holdings, LLC  
Agent: Andrew Nadeau, LLS - Horizons Engineering, Inc.

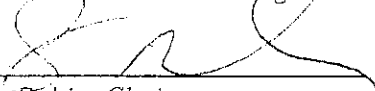
At the Planning Board meeting held on February 15, 2018 a Public Hearing was held to consider an application for Lot Line Adjustment and Site Plan Review submitted by Horizons Engineering on behalf of property owner LCJ Holdings, LLC. The Planning Board, after accepting the application as complete, approved the lot line adjustment and Site Plan by making the following motion:

**MOTION:** "To approve the application for a Boundary Line Adjustment and seventeen (17) unit residential Site Plan submitted by Horizon's Engineering, Inc. as agent for property owner LCJ Holdings, LLC for "Sunrise at Owl's Nest-A Condominium" Map 16 Lot 01-07SRCO and Map 16 Lot 1-7SR01 through Map 16 Lot 01-07SR12. Including lot line adjustment to Map 16 Lot 01-07. All as depicted on the final plan submitted. Approval is conditioned on the following:

1. Owner obtaining and submitting NH DES Alteration of Terrain Permit (AoT).
2. Owner obtaining and submitting NH DES Septic Approval(s).
3. Owner obtaining and submitting NH DOJ approved Condominium Documents.
4. Owner & Town executing appropriate Land Dedication Agreement (LDA) amendment".

Motion: G. Kimball  
Second: D. O'Donnell  
Discussion: None  
Motion passes: 7-YES, 0-NO

For the Thornton Planning Board,

  
Steven Babin, Chairman

February 21, 2018

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 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.