



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON PLANNING BOARD

Tel: 603-726-8168
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pbzbassistant@thorntonnh.org

Notice of Decision

Meeting Date: June 15, 2023
Plan Name: Old Sawmill Road – Kings Chair Vista Condominium
Application Date: May 23, 2023
Plan Description: Create a Condominium with two (2) units on 2.23 acres
Map/Lot: Map 228, Lot 09
Zone: General Residential
Location: 86 Old Sawmill Road
Owner(s): Shirley and Jerel Benton
Agent: Jack McCormack

On April 20, 2023 the Thornton Planning Board held a Public Hearing to consider the creation of a two (2) unit condominium. After initial review of the application, the Thornton Planning Board voted to approve the condominium.

The Planning Board finds that the condominium plan meets all town ordinances, zoning regulations, site plan regulations, and subdivision regulations. Adequate materials were submitted to make an informed decision on the application with the following conditions:

Prior to signing and recording the plats, the following conditions will be satisfied:

- a. Receipt of NHDES Subdivision Approval for creation of proposed condominium units and acknowledgement of the same in the form of a note on the final condominium site plan.
- b. Receipt of correspondence from Keach-Nordstrom Associates, Inc. acknowledging Planning Matters No. 1 through No. 4, specified in correspondence dated June 08, 2023, have been resolved to their satisfaction.
 1. The condominium site plan currently identifies the subject outparcel as “Lot 3”. We recommend amendment of the final drawings to identify and label both the parcel and individual condominium units by the map and lot numbers assigned by the assessor’s office.
 2. The abutters list submitted with the application correctly identifies the owner of Map 228 – Lot 10 as Martin Joseph Forde. We recommend amendment of the final condominium site plan to indicate the same.
 3. To satisfy Section V.B.1 of the Subdivision Regulations we recommend expansion of the plan indicate the current owner’s mailing address.
 4. Since the 2.23-acre parcel upon which the current condominium conversion is planned is presently proposed rather than existing, we recommend expansion of the final condominium site plan to cite the final version of the subdivision plan which creates this parcel as a plan of reference.
- c. The addition of a note or notes acknowledging waivers of terms and conditions of land use ordinances and regulations, if any, granted by the Planning Board.

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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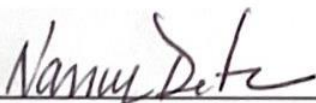
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- d. Receipt of favorable review of condominium declaration by Town Counsel.
- e. Planning Board Assistant's acknowledgment of receipt of requested/required number of copies of final drawings and state agency permit(s).
- f. Receipt of confirmation by Planning Board Assistant that all application fees, recording fees and third-party review/legal fees, if any, have been paid in full.

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 Desjardins, Chairman

06/22/2023

 Date

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