

Notice of Decision

Meeting Date: March 18, 2021
Plan Name: ~~"The Lakehouse and Amenities Area"~~ "Hotel Village"
Plan Date: February 2021
Plan Purpose: Development of the Hotel Village
Plan Description: Non-Residential Site Plan
Map/Lot: Map 16 Lot 1-7 and Lot 1
Zone: Recreational West (RW)
Location: Lake Road
Owner(s): LCJ Holdings, LLC
Agent: Horizons Engineering, Inc.

At the Planning Board meeting held on March 18, 2021 a Site Plan was submitted by John Warzocha of Horizons Engineering on behalf of property owner LCJ Holdings, LLC for consideration. Public hearing was held. The Planning Board, after hearing from the applicant, agents, and members of the public in attendance via teleconference and after determining that the application was substantially complete, voted to approve the following:

MOTION: "To approve the Site Plan: Hotel Village; John Warzocha as agent for LCJ Holdings, LLC, Route 175, Owl's Nest Resort. [Map 16 Lot 1-7] subject to the following conditions:

- 1. Amended NH-DES Alteration of Terrain Permit, with a note added to the final plan with the NH-DES approval number;**
- 2. NH-DES Water Supply Engineering Bureau approval of planned community water system improvements, with a note added to the final plan with the NH-DES approval number;**
- 3. NH-DES Construction Approval for on-site subsurface wastewater disposal systems for each of the proposed villas, with a note added to the final plan with the NH-DES approval number;**
- 4. Receipt and satisfactory review by Planning Board Legal Counsel of existing and proposed easements benefitting improvements approved as part of this application;**
- 5. Receipt and satisfactory review by Keach-Nordstrom Associates, Inc., of amended drainage calculations; planning and design comments listed in the Keach-Nordstrom Associates, Inc. report dated March 11, 2021 (numbered 1-12) will be included;**
- 6. Note to be added to the final plan set to the typical road cross-section provided on Sheet D1.4.: "All workmanship and materials to be incorporated in roadway, drainage and utility construction shall conform with Standard Specifications for Road and Bridge Construction (latest edition) as published and amended by the NH Dept. of Transportation.**

Motion: F. Freeman

Second: K. Waters

Discussion: None

Roll Call Vote: 5 YES - 0 NO - 0 ABSTAIN

Motion passes.

TOWN OF THORNTON PLANNING BOARD

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.