

TOWN OF THORNTON PLANNING BOARD

Notice of Decision

Meeting Date: January 28, 2021
Plan Name: "The Meadows II"
Plan Date: June 2020
Plan Purpose: Development of a 36-unit hotel within the resort.
Plan Description: Non-Residential Site Plan
Map/Lot: Map 16 Lot 1-7MDCO.
Zone: Recreational West (RW)
Location: Lafayette Road
Owner(s): LCJ Holdings, LLC
Agent: Horizons Engineering, Inc.

At the Planning Board meeting held on January 21, 2021 a Site Plan plan was submitted by 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 complete, voted to approve the following:

REQUESTS FOR WAIVERS:

SITE PLAN REVIEW REGULATIONS

TOWN OF THORNTON

JUNE 8, 1988 (Amended 2004)

V. SUBMISSION REQUIREMENTS

A. Site Plan Requirements

1. Property lines showing bearing, distance, monuments, and the lot area of the entire parcel for which the site plan is proposed, and the source of the information. In some situations, the Board may require a property survey and certification of the survey by a Land Surveyor.
2. The location of all existing and proposed deed restrictions, easements, covenants, right-of-way, etc. along with a draft copy of the full legal description of proposed rights and restrictions.
19. The location, type and size of all proposed landscaping or screening.
20. Exterior lighting as signs to be located on the site.
23. Copies of all applicable state approvals and permits, such as:
 - State Water Supply and Pollution Control Commission water supply approval, sewage approval, alteration of existing terrain approval, or groundwater discharge approval;
 - Special Board Approval for the relocation, filling, dredging, or re-channeling of any man-made or natural drainage way.
 - State Department of Public Works and Approval for and required driveway or curb cut.

TOWN OF THORNTON PLANNING BOARD

MOTION: "To grant the waiver requests."

Motion: R. Sabourn

Second: P. Laufenberg

Discussion: None

Roll Call Vote: 6 YES -0 NO -0 ABSTAIN

Motion passes.

MOTION: "To accept and approve the Site Plan Review: The Meadows II; Marc Burnell as agent for LCJ Holdings, LLC, Lafayette Road. [Map 16 Lot 1-7MDCO] with the following conditions:

- A revised Alteration of Terrain Permit (AOT) be submitted to the Board.
- Copies of all 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 site plan prior to the Planning Board signing the plan.
- The proposed fire suppression system shall be approved by Thornton Fire Department and the location of all hydrants and fire ponds shall be shown on the site plan prior to the Planning Board signing the plan.
- Prior to the issuance of a certificate of occupancy for the improvements shown on the site plan, the Applicant's surveyor shall submit to the Planning Department certification that all boundary monuments have been set in the field.
- Prior to the issuance of a certificate of occupancy for the new improvements shown on the site plan, the Applicant and the Planning Board shall approve and execute an amendment to the Land Dedication Agreement to account for the changes in available density thereunder as a result of this project.

Motion: R. Sabourn

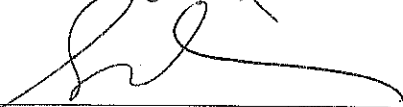
Second: K. Waters

Discussion: None

Roll Call Vote: 6 YES -0 NO -0 ABSTAIN

Motion passes.

For the Thornton Planning Board, (



Steven Babin, Chairman

28 January 2021
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.