

Notice of Decision

Meeting Date: April 15, 2021
Plan Name: "Sunrise Nanos – Units J, K, L"
Plan Date: April 11, 2021
Plan Purpose: Development of three (3) Single Units - Sunrise Nanos J, K, L
Plan Description: Residential Site Plan
Map/Lot: Map 16 Lot 1-7SROC
Zone: Recreational West (RW)
Location: Lafayette Road
Owner(s): LCJ Holdings, LLC
Agent: Horizons Engineering, Inc.

At the Planning Board meeting held on April 15, 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: Sunrise Nanos - J, K, L; Marc Burnell as agent for LCJ Holdings, LLC, Lafayette Road [Map 16 Lot 1-7SROC] with the following conditions:

- a. **All necessary state and federal permits, including by not limited to the following:**
 - **Amendment to previously issued NH-DES – Alteration of Terrain permit.**
 - **NH-DES – Subdivision Approval for Units J, K, and L.**
 - **NH-DES – Approval for Construction for proposed septic for units J, K, and L.**
 - **NH-DES – Approval for Operation for proposed septic for units J, K, and L (prior to occupancy of proposed units).**
- b. **Satisfactory review and comment for the following:**
 - **Review and approval by Planning Board legal counsel of easement for proposed septic that extends onto the parcel identified as Map 16 Lot 1-7. To be executed and recorded only upon conveyance of one or both parcels.**
 - **Review and comment by the Fire Chief regarding the proposal.**
- c. **The following to be added to the plan:**
 - **All permit numbers to be added to the plan, including Approval for Operation.**
 - **All waivers granted to be noted on the plan.**
 - **Note to be added to the plan regarding landscaping and lighting plans.**
 - **Note to be added to the plan regarding snow storage.**
 - **Note to be added to the plan: "This parcel, including the previously approved plan, is no longer a condominium but a rental property. Condominium approval will be required before the sale of any of the units on this parcel."**
- d. **Notice to be recorded at the Grafton County Registry of Deeds stating that the condominium approval is abandoned and new condominium approval will be required before the sale of any units on this parcel. Such notice is to be prepared by the applicant for review and approval by the Planning Board's legal counsel."**

TOWN OF THORNTON PLANNING BOARD

Motion: F. Freeman
Second: D. O'Donnell
Discussion: None
Roll Call Vote: 6 YES - 0 NO - 1 ABSTAIN
Motion passes.

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.