

Notice of Decision

Meeting Date: March 18, 2021
Plan Name: "Hotel Village Subdivision"
Plan Date: February 2021
Plan Purpose: Subdivision
Plan Description: Create a five (5) lot subdivision
Map/Lot: Map 16 Lot 1-7
Zone: Recreation West
Location: Route 175, Owl's Nest
Owner(s): LCJ Holdings, LLC
Agent: John Warzocha for Horizon Engineering

At the Planning Board meeting held on March 18, 2021 a subdivision application was submitted by John Warzocha for Horizon 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 and via teleconference, and after determining that the application was substantially complete, approved the subdivision application by making the following motion:

MOTION: "To approve the Subdivision Application: 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. NH-DES Subdivision Approval for proposed Lots 4, 5 and 6 with a note added to the final subdivision plat with the NH-DES approval number;**
- 2. Add the following note to the final subdivision plan: "The ways shown on this plan are intended by the applicant and the Town of Thornton to be planned, constructed and maintained as private ways. Neither the approval nor recording of this plan shall be construed as an offer of dedication of these ways as public highways under New Hampshire law of dedication and acceptance.";**
- 3. Add the following note to the plan: "Lots 4, 5 and 6 of this plan are to be served by the Owl's Nest Resort's community water supply system and on-site wastewater disposal systems to be constructed on residual Lot 1-7.";**
- 4. Preparation and recording of a declaration of covenants, easements and restrictions, or equivalent document(s), which establish easement rights (reciprocal and otherwise) and provides mechanism for maintenance of private streets, utilities, stormwater management, and other common facilities and infrastructure upon which lots created under this application are dependent in perpetuity. Said document(s) to receive satisfactory review by Town Counsel prior to signature and recording;**
- 5. Monuments to be set on the plat and in the field and certified as such by a NH Licensed Land Surveyor to be set and documented to the Town within 18 months of this approval and shall be noted on the plan prior to recording;**
- 6. Lot revisions to the plans as noted by Keach-Nordstrom report dated March 11, 2021 shall be corrected on the plan.**

Motion: S. Babin

Second: K. Waters

Discussion: Mr. Sabourn asked if the bonding concern should be addressed or discussed. Mr. Babin stated he will discuss with Town Counsel and report back to the Board.

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