

## Notice of Decision

Meeting Date: February 18, 2021  
Plan Name: "The Lakehouse and Amenities Area"  
Plan Date: July 2020  
Plan Purpose: Development of the Lakehouse and amenities, racquet courts, parking, and alteration of roadway within the resort.  
Plan Description: Non-Residential Site Plan  
Map/Lot: Map 16 Lot 1-7 and Lot 1  
Zone: Recreational West (RW)  
Location: Clubhouse Lane  
Owner(s): LCJ Holdings, LLC  
Agent: Horizons Engineering, Inc.

At the Planning Board meeting held on February 18, 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:

**MOTION: "To grant waivers of the following items from the Site Plan Checklist:**

- B 12. Deed restrictions, easements, etc.**
- B 19. Landscaping**
- B 20. Exterior Lighting"**

**Motion: N. Decoteau**

**Second: F. Freeman**

**Discussion: None**

**Roll Call Vote: 5 YES - 0 NO - 2 ABSTAIN**

**Motion Passes.**

**MOTION: "To approve the Site Plan: The Lakehouse and Amenities Area; Clubhouse Lane. [Map 16 Lot 1-7 and Lot 1] subject to the following conditions as well as the conditions from the July 2020 meeting:**

- 1. 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.**
- 2. The Applicant shall submit to the Planning Board a landscaping plan in accordance with the requirements of the Site Plan Review Regulations as may be applicable, prior to the use and occupancy of the improvements shown on the site plan.**
- 3. The Applicant shall submit to the Planning Board lighting and signage plans in accordance with the requirements of the Site Plan Review Regulations as may be applicable, prior to the use and occupancy of the improvements shown on the site plan.**
- 4. Prior to the use and of occupancy for the improvements shown on the site plan, the Applicant and the Planning Board shall agree upon, 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.**

*From the July 2020 Meeting*

- 5. Approved water supply permitting.**
- 6. Approve septic permitting.**
- 7. Satisfactory comment from the Fire Chief as to life safety issues.**
- 8. Satisfactory comment from the Fire Chief as to any financial impact on his department.**

# TOWN OF THORNTON PLANNING BOARD

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**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,

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Steven Babin, Chairman

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Date

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*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.*