



16 Merrill Access Road
Thornton, NH 03285

TOWN OF THORNTON PLANNING BOARD

Tel: 603/726-8168
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pbzbassistant@thorntonnh.org

Notice of Decision

Meeting Date: September 16, 2021
Plan Name: "Old Sawmill Apartments"
Application Date: April 15, 2021
Plan Description: Construct a 42 unit (21 building) rental apartment development.
Map/Lot: Map 11 Lot 1-33
Zone: General Residential
Location: Old Sawmill Road
Owner(s): Shirley Benton and Jerel Benton
Agent: Tom Duffield, P.E.

On September 16, 2021 the Thornton Planning Board held a Public Hearing to consider an "Application for Site Plan Review" submitted on behalf of Shirley Benton and Jerel Benton for the parcel identified as Tax Map 11 Lot 1-33 located on Old Sawmill Road. After initial review of the application, the Thornton Planning Board considered and voted to approve the following:

MOTION: "To approve the waiver of Section VI, J. 14 of the Site Plan regulations for Phase I of the project with the following conditions:

- 1. The owner/developer demonstrates to the satisfaction of the Fire Chief that the owner/developer is able to lay gravel in an amount sufficient to prevent the road from turning to mud in the springtime or during periods of heavy precipitation.**
- 2. This waiver will be revoked and the owner/developer will be required to pave the road if the owner/developer is unable to lay enough gravel to successfully mitigate for the Fire Chief's concerns."**

Motion: P. Laufenberg

Second: F. Freeman

Discussion: The Board agreed that since the development is on a private road, owned by one (1) person, and is private property the road does not need to be paved at this time.

Vote: 7 YES - 0 NO - 0 ABSTAIN

Motion passes.

MOTION: "To approve the Site Plan for Old Sawmill Apartments; Thomas Duffield as agent for Shirley and Jerel Benton, Old Sawmill Road. [Map 11 Lot 1-33] Phase I with the following conditions:

- 1. Walking path will not be within 15 ft. of adjacent properties. Walking path will not be lit. No motorized vehicles will be permitted on walking path.**
- 2. Location of each unit type (cottage or box) to be identified on the final plan set. Each unit to be numbered or lettered on the final plan set.**
- 3. A note on the final plan set indicating that the road is private.**
- 4. All necessary state and federal permits to the Town prior to the issuance of a Zoning Compliance Certificate, including by not limited to the following:**
 - a. NH-DES – Alteration of Terrain**
 - b. NH-DES – Wetlands**
 - c. NH-DES – Septic**



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5. All future maintenance and repair of the bridge to be certified, in writing, by a Professional Engineer with a copy of the scope of work and the certification to the Town. All maintenance and repair of the bridge is at the property owner's expense
6. Annual inspection of the proposed access road by the Town of Thornton Road Agent and the Campton-Thornton Fire Chief. Any maintenance or repairs required by the Road Agent and/or Fire Chief to be completed in the timeframe recommended by the Road Agent or Fire Chief at the property owner's expense. Property owner to submit written scope of work and certification that work was completed to the Planning Board.
7. Annual inspection of fire ponds by the Campton-Thornton Fire Chief. Any maintenance or repairs required by the Fire Chief to be completed in the timeframe recommended by the Fire Chief at the property owner's expense. Property owner to submit written scope of work, materials list and certification that work was completed to the Planning Board.
8. Final plan set to be stamped and signed by the engineer, wetlands scientist and surveyor.
9. Applicant to submit a minimum of:
 - a. Five (5) full size final plan sets (one each for the Town, property owner and each professional stamping and signing the plan set),
 - b. one (1) 11x17 final plan set, and
 - c. one (1) electronic final plan set.

Motion: N. Decoteau

Second: D. O'Donnell

Discussion: None

Vote: 7 YES - 0 NO - 0 ABSTAIN

Motion passes.

For the Thornton Planning Board,

Steven Babin

Steven Babin, Chairman
Thornton Planning Board

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 the Town of Thornton website.