

TOWN OF THORNTON PLANNING BOARD

Notice of Decision

Meeting Date: November 19, 2020
 Plan Name: "Northside/Lakehouse [Tax Map 16, Lot 1-7]"
 Plan Date: October 2020
 Plan Purpose: Subdivision
 Plan Description: Create a four (4) lot subdivision
 Map/Lot: Map 16 Lot 1-7
 Zone: Recreation West
 Location: Route 175, Owl's Nest
 Owner(s): LCH Holdings, LLC
 Agent: John Warzocha for Horizon Engineering

At the Planning Board meeting held on November 19, 2020 a subdivision application was submitted by John Warzocha for Horizon Engineering on behalf of property owner LCH 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 complete, approved the subdivision application by making the following motion:

MOTION: "To Approve the Subdivision Application: Northside/Lakehouse Lot; Marc Burnell as agent for LCH Holdings, LLC, Route 175, Owl's Nest Resort. [Map 16 Lot 1-7] with the following conditions:

- A copy of any 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 plat prior to plan signing.
- A note shall be added to the plat prior to plan signing stating that Best Management Practices shall be utilized during any timber cutting on site.
- All "To Be Set" (TBS) notes shall be removed and all monumentation shall be set prior to plan signing. This is to be certified as complete by the surveyor who stamps the plan.
- Copies of all easements on the subject property; Eversource and Town of Thornton be provided.
- Engineered road plans are to be reviewed and approved before any construction can begin.
- Site plan review for amenities area and lakeside, to include newly formed 1-acre lot."

Motion: Ms. Waters
 Second: Ms. 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.