



*Town of New Boston  
New Boston Planning Board  
P.O. Box 250  
New Boston, NH 03070*

January 29, 2014

Timothy White & Cheryl Christner  
146 Lull Road  
New Boston, NH 03070

**RE: NOTICE OF DECISION**

Dear Timothy White & Cheryl Christner:

Enclosed, please find the Notice of Decision related to the Minor Subdivision Plan for Timothy White and Cheryl Christner, for Tax Map/Lot #2/87, Lull Road, such that Tax Map/Lot #2/87 is divided into two lots.

Please note that you must sign the second copy in the space provided, and return it to the office in order for us to continue processing the final plat.

As always, should you have any questions, please do not hesitate to let me know.

Sincerely,

Shannon Silver  
Planning Board Assistant

SS/

Enclosures

File No. 2014-001



*Town of New Boston  
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Page 1

File No. 2014-001

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision Plan for Timothy White and Cheryl Christner, for Tax Map/Lot #2/87, Lull Road, such that Tax Map/Lot #2/87 is divided into two lots in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on January 28, 2014, on the motion(s):

- **IMOVE** to approve the Minor Subdivision Plan for Timothy White and Cheryl Christner, for Tax Map/Lot #2/87, Lull Road, such that Tax Map/Lot #2/87 is divided into two lots, subject to:

**CONDITIONS PRECEDENT:**

1. Submission of a minimum of six (6) blue/blackline copies of the revised plat, including all checklist corrections and any corrections as noted at this hearing, and including the Individual Stormwater Management Plan with the correct lot numbering;
2. Submission of the mylar for recording at the HCRD;
3. An 'Individual Stormwater Management Plan' (ISWMP) to be submitted prior to the issuance of a building permit, will be required for land disturbance or development in 'Critical Areas' (both those designated on the plan or created during development). For building permits requiring an ISWMP, Certificates of Occupancy will only be issued after receipt of a 'Stormwater Management Plan Compliance Statement' as specified in the New Boston Subdivision Regulations."
4. Deeds for each lot shall have the following statement: 'The property herein described is subject to the following condition as described in the recorded subdivision plan referenced above: A Stormwater Management Plan will be required prior to the issuance of a building permit if any land is to be disturbed in the designated or created Critical Areas.
5. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
6. Upon completion of the conditions precedent, the final plans and mylar shall be signed by the Board and forwarded for recording at the HCRD.

The deadline date for compliance with the conditions precedent shall be **April 28, 2014**, confirmation of which shall be an administrative act, not requiring further action by the Board. Should compliance not be confirmed by the deadline date and a written request for extension is not submitted by that date, the applicant is hereby put on notice that that the Planning Board may convene a hearing under RSA 676:4-a to revoke the approval.



*Town of New Boston  
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Page 2

File No. 2014-001

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

**ACTIVE AND SUBSTANTIAL DEVELOPMENT OR BUILDING AND SUBSTANTIAL COMPLETION OF IMPROVEMENTS:**

1. Within 24 months after the date of approval, the following items must be completed in order to constitute "active and substantial development or building" pursuant to RSA 674:39,I, relative to the 5-year exemption to regulation/ordinance changes:  
for Tax Map/Lot #2/87-1, installation of house foundation.  
for Tax Map/Lot #2/87, filing of Conditional Use Application.
2. The following items must be completed in order to constitute "substantial completion of the improvements" pursuant to RSA 674:39,II, relative to final vesting:  
for Tax Map/Lot #2/87-1, issuance of Certificate of Occupancy.  
for Tax Map/Lot #2/87, completion of Conditional Use Permit improvements.

\_\_\_\_\_  
Shannon Silver                      Date  
Planning Board Assistant

SS/



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Page 1

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\_\_\_\_\_  
Shannon Silver                      Date  
Planning Board Assistant

The applicant shall acknowledge receipt of the Notice of Decision and acceptance of all provisions set forth therein and shall return a signed copy of same to the Board for its records. Until such acknowledgement and acceptance has been filed with the Board, no further action shall be taken with regard to the final plat. Failure to acknowledge receipt of the Notice of Decision and acceptance within ninety (90) days of the Board's mailing will cause its approval to lapse.

\_\_\_\_\_  
Timothy White                      Date

\_\_\_\_\_  
Cheryl Christner                      Date

SS/