



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

June 15, 2011

Margaret McGann  
PO Box 53  
New Boston, NH 03070

RE: **NOTICE OF DECISION**

Dear Margaret McGann:

Enclosed, please find the Notice of Decision related to the site plan for Margaret McGann, to operate a gift/antique shop home business from 720 s.f. of the existing barn located at 1 Old Coach Road, Tax Map/Lot #19/3.

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. N2011-006



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

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File No. N2011-006

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Site Plan Application for Margaret McGann, to operate a gift/antique shop home business from 720 s.f. of the existing barn located at 1 Old Coach Road, Tax Map/Lot #19/3, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on June 14, 2011, on the motion(s):

- **I MOVE** to approve the site plan for Margaret McGann, to operate a gift/antique shop home business from 720 s.f. of the existing barn located at 1 Old Coach Road, Tax Map/Lot #19/3, subject to:

**CONDITION(S) PRECEDENT:**

1. Submission of a minimum of three (3) copies of the revised site plan that include all checklist corrections and any agreed-upon conditions from this hearing;
  2. Execution of a Site Review Agreement regarding the condition(s) subsequent;
- The deadline for complying with the condition(s) precedent shall be **July 14, 2011**, the 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 prior to that date, an administrative NOTICE OF DENIAL shall be issued without further action of the Board being required.

**CONDITION(S) SUBSEQUENT:**

1. All of the site improvements are to be completed per the approved site plan;
2. The Town of New Boston Planning Department shall be notified by the applicant that all improvements have been completed, and are ready for final inspection, prior to scheduling a compliance hearing on those improvements, a minimum of three (3) weeks prior to the anticipated date of compliance hearing and the opening of the business on the site;
3. Any outstanding fees related to the site plan application compliance shall be submitted prior to the compliance hearing;
4. A compliance hearing shall be held to determine that the site improvements have been satisfactorily completed, prior to releasing the hold on the issuance of Permit to Operate or Certificate of Occupancy, or both.

The deadline for complying with the Conditions Subsequent shall **December 14, 2011**, the confirmation of which shall be determined at a compliance hearing on same as described in item 4 above.

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

SS/



File No. N2011-006

# Planning Board, Town of New Boston

- **I MOVE** to approve the site plan for Margaret McGann, to operate a gift/antique shop home business from 720 s.f. of the existing barn located at 1 Old Coach Road, Tax Map/Lot #19/3, subject to:

1. Submission of a minimum of three (3) copies of the revised site plan that include all checklist corrections and any agreed-upon conditions from this hearing;
2. Execution of a Site Review Agreement regarding the condition(s) subsequent;

The deadline for complying with the condition(s) precedent shall be **July 14, 2011**, the 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 prior to that date, an administrative NOTICE OF DENIAL shall be issued without further action of the Board being required.

1. All of the site improvements are to be completed per the approved site plan;
2. The Town of New Boston Planning Department shall be notified by the applicant that all improvements have been completed, and are ready for final inspection, prior to scheduling a compliance hearing on those improvements, a minimum of three (3) weeks prior to the anticipated date of compliance hearing and the opening of the business on the site;
3. Any outstanding fees related to the site plan application compliance shall be submitted prior to the compliance hearing;
4. A compliance hearing shall be held to determine that the site improvements have been satisfactorily completed, prior to releasing the hold on the issuance of Permit to Operate or Certificate of Occupancy, or both.

The deadline for complying with the Conditions Subsequent shall **December 14, 2011**, the confirmation of which shall be determined at a compliance hearing on same as described in item 4 above.

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.

Date \_\_\_\_\_