



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

August 28, 2013

BDRC Properties, LLC  
809 Back Mountain Road  
Goffstown, NH 03045

**RE: NOTICE OF DECISION**

Dear Sir or Madam:

Enclosed, please find the Notice of Decision related to the Non-Residential Site Plan Application by BDRC Properties, LLC, on property owned by Christopher J. Bolton, to operate a Contractor's Yard and Landscaping Business from property on Hemlock Drive, Tax Map/Lot #3/52-25.

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 application.

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. 2013-004



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New Boston Planning Board  
P.O. Box 250  
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File No. 2013-004

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan Application by BDRC Properties, LLC, on property of Christopher Bolton, to operate a Contractor's Yard and Landscaping Business from property on Hemlock Drive, Tax Map/Lot #3/52-25, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on August 27, 2013, on the motion(s):

- **IMOVE** to approve the Non-Residential Site Plan Application by BDRC Properties, LLC, on property of Christopher Bolton, to operate a Contractor's Yard and Landscaping Business from property on Hemlock Drive, Tax Map/Lot #3/52-25, subject to:

**CONDITIONS PRECEDENT:**

1. Submission of a minimum of four (4) revised site plans that include all of the checklist corrections and any corrections as noted at this hearing;
2. Execution of a Site Review Agreement;
3. Submission of any outstanding fees.
4. Receipt of Special Exception from the Zoning Board of Adjustment.

The deadline for complying with the conditions precedent shall be **November 27, 2013**, 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, the applicant is hereby put on notice that the Planning Board may convene a hearing pursuant to RSA 676:4-a to revoke the approval.

**CONDITIONS SUBSEQUENT:**

1. All site improvements are to be completed as per the approved site plans;
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;
3. Submission of as-built plans, certifying that the improvements were constructed in accordance with the approved plans;
4. Submission of approval for operation of septic system from NH DES Subsurface Bureau.
5. Trimming of brush on Hemlock Drive and installation of a sign warning of Traffic Entering as agreed to at the August 27, 2013, Planning Board hearing, with the Road Agent's input.
6. Any outstanding fees related to the site plan application compliance shall be submitted;



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**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

7. 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 any Permit to Operate/Certificate of Occupancy, or both. No occupancy/use of the contractor's yard or landscaping business shall be permitted until the site improvements as noted have been completed, and a site inspection and compliance hearing held.

The deadline for complying with the Conditions Subsequent shall be **August 27, 2014**, the confirmation of which shall be determined at a compliance hearing as noted in item #7 above.

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Shannon Silver                      Date  
Planning Board Assistant

Ss/



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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.

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Date

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Date

Ss/