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

August 30, 2012

Patrick J. & Michele D. Conley
178 Wilson Hill Road
New Boston, NH 03070

RE: **NOTICE OF DECISION**

Dear Patrick J. & Michele D. Conley:

Enclosed, please find the Notice of Decision related to the Minor Subdivision/Lot Line Adjustment Plan for Alexander S. & Amy L. Rohe, the Patrick and Michelle Conley Revocable Trust and Gerhard R. & Tanya L. Fox, for Tax Map/Lot #6/32-19, -20, & -21, Wilson Hill and Popple Roads, such that Parcel A of 0.0248 acres is annexed from Tax Map/Lot #6/32-20 to Tax Map/Lot #6/32-19; Parcel B of 0.0248 acres is annexed from Tax Map/Lot #6/32-19 to Tax Map/Lot #6/32-20; Parcel C of 0.307 acres is annexed from Tax Map/Lot #6/32-21 to Tax Map/Lot #6/32-20; and, Parcel D of 0.307 acres is annexed from Tax Map/Lot #6/32-20 to Tax Map/Lot #6/32-21, resulting in the following acreages, Tax Map/Lot #6/32-19, 2.214 acres; Tax Map/Lot #6/32-20, 2.091 acres; and Tax Map/Lot #6/32-21, 2.125 acres.

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/

Cc: Ray Shea, LLS, Sandford Surveying & Engineering, 597 New Boston Road, Bedford, NH 03110.
Alexander & Amy Rohe, 172 Wilson Hill Road, New Boston, NH 03070.
Gerhard & Tanya Fox, 196 Wilson Hill Road, New Boston, NH 03070.

Enclosures
File No. 2012-005
SS/

Town of New Boston
New Boston Planning Board
P.O. Box 250
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 File No. 2012-005

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision/Lot Line Adjustment Plan for Alexander S. & Amy L. Rohe, the Patrick and Michelle Conley Revocable Trust and Gerhard R. & Tanya L. Fox, for Tax Map/Lot #6/32-19, -20, & -21, Wilson Hill and Popple Roads, such that Parcel A of 0.0248 acres is annexed from Tax Map/Lot #6/32-20 to Tax Map/Lot #6/32-19; Parcel B of 0.0248 acres is annexed from Tax Map/Lot #6/32-19 to Tax Map/Lot #6/32-20; Parcel C of 0.307 acres is annexed from Tax Map/Lot #6/32-21 to Tax Map/Lot #6/32-20; and, Parcel D of 0.307 acres is annexed from Tax Map/Lot #6/32-20 to Tax Map/Lot #6/32-21, resulting in the following acreages, Tax Map/Lot #6/32-19, 2.214 acres; Tax Map/Lot #6/32-20, 2.091 acres; and Tax Map/Lot #6/32-21, 2.125 acres, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on August 28, 2012, on the motion(s):

- **I MOVE** to approve the Minor Subdivision/Lot Line Adjustment Plan for Alexander S. & Amy L. Rohe, the Patrick and Michelle Conley Revocable Trust and Gerhard R. & Tanya L. Fox, for Tax Map/Lot #6/32-19, -20, & -21, Wilson Hill and Popple Roads, such that Parcel A of 0.0248 acres is annexed from Tax Map/Lot #6/32-20 to Tax Map/Lot #6/32-19; Parcel B of 0.0248 acres is annexed from Tax Map/Lot #6/32-19 to Tax Map/Lot #6/32-20; Parcel C of 0.307 acres is annexed from Tax Map/Lot #6/32-21 to Tax Map/Lot #6/32-20; and, Parcel D of 0.307 acres is annexed from Tax Map/Lot #6/32-20 to Tax Map/Lot #6/32-21, resulting in the following acreages, Tax Map/Lot #6/32-19, 2.214 acres; Tax Map/Lot #6/32-20, 2.091 acres; and Tax Map/Lot #6/32-21, 2.125 acres, subject to:

  CONDITIONS PRECEDENT:
  1. Submission of a minimum of four (4) blue/blackline copies of the revised plat, including all checklist corrections and any corrections as noted at this hearing;
  2. Submission of the mylar for recording at the HCRD;
  3. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
  4. 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 **October 28, 2012**, 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.

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NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

The applicants are further put on notice that this lot line adjustment approval constitutes recognition that the lot configurations are in conformance with local land use regulations. To complete the lot line adjustment, deeds must be transferred.

Shannon Silver Date
Planning Board Assistant

SS/

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  CONDITIONS PRECEDENT:
  1. Submission of a minimum of four (4) blue/blackline copies of the revised plat, including all checklist corrections and any corrections as noted at this hearing;
  2. Submission of the mylar for recording at the HCRD;
  3. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
  4. Upon completion of the conditions precedent, the final plans and mylar shall be signed by the Board and forwarded for recording at the HCRD.

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The applicants are further put on notice that this lot line adjustment approval constitutes recognition that the lot configurations are in conformance with local land use regulations. To complete the lot line adjustment, deeds must be transferred.

_____
Shannon Silver Date
Planning Board Assistant

The applicants/owners 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.

_____ _____
Gerhard R. Fox Date Tanya L. Fox Date