



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

March 26, 2014

Ferus Terra, LLC  
15 Chandler Road  
Bedford, NH 03110

**RE: NOTICE OF DECISION**

Dear Sir or Madam:

Enclosed, please find the Notice of Decision related to the Non-Residential Site Plan Application by Castle Donovan, III (Applicant) on land of Ferus Terra, LLC.

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. N2013-003

Cc: Castle Donovan III Real Estate, Inc., PO Box 111, New Boston, NH 03070.



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

Page 1

File No. N2013-003

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan Application by Castle Donovan, III (Applicant) on land of Ferus Terra, LLC, to allow the construction and operation of an Assisted Living Residence/Supported Residential Health Care Facility on property on Old Coach Road, Tax Map/Lot #10/3-2 & 10/3-3, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on March 25, 2014, on the motion(s):

- **MOVE** to approve the Non-Residential Site Plan Application by Castle Donovan, III (Applicant) on land of Ferus Terra, LLC, to allow the construction and operation of an Assisted Living Residence/Supported Residential Health Care Facility on property on Old Coach Road, Tax Map/Lot #10/3-2 & 10/3-3, 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 approval for construction of septic system by NH DES Subsurface Bureau;
4. Submission of a voluntary merger of lots document to the Planning Board for their action at a regularly scheduled meeting;
5. Submission of bond estimate for Planning Board review;
6. Submission of bond in a form acceptable to the Planning Board.

The deadline for complying with the conditions precedent shall be **June 25, 2014**, 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 and a statement from an engineer, preferably the design engineer, certifying that the improvements were constructed in accordance with the approved plans;



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

Page 2

File No. N2013-003

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

4. Submission of approval for operation of septic system from NH DES Subsurface Bureau.
5. Any outstanding fees related to the site plan application compliance shall be submitted;
6. 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 Assisted Living Residence/Support Residential Health Care Facility shall be permitted until the site improvements as noted have been completed, and a compliance hearing held.

The deadline for complying with the Conditions Subsequent shall be **June 25, 2015**, the confirmation of which shall be determined at a compliance hearing as noted in item #6 above.

---

Shannon Silver                      Date  
Planning Board Assistant

SS/



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

Page 1

File No. N2013-003

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan Application by Castle Donovan, III (Applicant) on land of Ferus Terra, LLC, to allow the construction and operation of an Assisted Living Residence/Supported Residential Health Care Facility on property on Old Coach Road, Tax Map/Lot #10/3-2 & 10/3-3, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on March 25, 2014, on the motion(s):

- **MOVE** to approve the Non-Residential Site Plan Application by Castle Donovan, III (Applicant) on land of Ferus Terra, LLC, to allow the construction and operation of an Assisted Living Residence/Supported Residential Health Care Facility on property on Old Coach Road, Tax Map/Lot #10/3-2 & 10/3-3, 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 approval for construction of septic system by NH DES Subsurface Bureau;
4. Submission of a voluntary merger of lots document to the Planning Board for their action at a regularly scheduled meeting;
5. Submission of bond estimate for Planning Board review;
6. Submission of bond in a form acceptable to the Planning Board.

The deadline for complying with the conditions precedent shall be **June 25, 2014**, 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 and a statement from an engineer, preferably the design engineer, certifying that the improvements were constructed in accordance with the approved plans;



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

Page 2

File No. N2013-003

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

4. Submission of approval for operation of septic system from NH DES Subsurface Bureau.
5. Any outstanding fees related to the site plan application compliance shall be submitted;
6. 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 Assisted Living Residence/Support Residential Health Care Facility shall be permitted until the site improvements as noted have been completed, and a compliance hearing held.

The deadline for complying with the Conditions Subsequent shall be **June 25, 2015**, the confirmation of which shall be determined at a compliance hearing as noted in item #6 above.

---

Shannon Silver                      Date  
Planning Board Assistant

The owner/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.

---

Ferus Terra, LLC

---

Date

SS/