



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

July 29, 2015

Allan Girard
159 Parker Road
New Boston, NH 03070

RE: NOTICE OF DECISION

Dear Allan Girard:

Enclosed, please find the Notice of Decision related to the site plan for The Girard Family Irrevocable Trust, by Allan Girard to operate a gift and antiques shop home business from an accessory building of 528 s.f. at 159 Parker Road, Tax Map/Lot #3/115.

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. N2015-002



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File No. N2015-002

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the site plan for The Girard Family Irrevocable Trust, by Allan Girard to operate a gift and antiques shop home business from an accessory building of 528 s.f. at 159 Parker Road, Tax Map/Lot #3/115, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on July 28, 2015, on the motion(s):

- **I MOVE** to approve the site plan for The Girard Family Irrevocable Trust, by Allan Girard to operate a gift and antiques shop home business from an accessory building of 528 s.f. at 159 Parker Road, Tax Map/Lot #3/115, subject to:

CONDITIONS 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 (if any);
2. Execution of a Site Review Agreement regarding the condition(s) subsequent (if any).

The deadline date for compliance with the conditions precedent shall be **August 28, 2015**, 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.

CONDITION(S) SUBSEQUENT

1. All of the site improvements are to be completed per the approved site plan;
2. The Town of New Boston Building Inspector/Code Enforcement Officer shall be notified by the applicant that all improvements have been completed, and are ready for final inspection, prior to scheduling a compliance hearing with the Planning Board 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 a Permit to Operate or Certificate of Occupancy, or both. No occupancy/use of the gift and antiques shop home 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 28, 2015**, the confirmation of which shall be determined at a compliance hearing on same as described in item 4 above.



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ONGOING CONDITIONS:

1. The property owner, Allan Girard, will be the sole employee of the gift and antiques shop home business.
2. The hours of operation are 8:00 a.m. to 4:00 p.m. seven days a week from April through November.
3. Two parking spaces are permitted.
4. The parking area shall be arranged so that cars will not back out onto Parker Road.
5. The gift and antiques shop home business shall be carried on within the accessory structure designated on the approved plan.
6. Exterior storage of materials or variation from the residential character of the principal or accessory structure shall not be permitted.
7. Any proposed changes to the type of business or any other conditions shown on the approved plan shall be submitted to the Planning Board for a determination of the need for any further site plan review prior to instituting any such changes.

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.

Allan Girard Date

SS/