



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

May 29, 2013

Craig E. & Crystal L. Heafield  
PO Box 184  
Goffstown, NH 03045

**RE: NOTICE OF DECISION**

Dear Craig E. & Crystal L. Heafield:

Enclosed, please find the Notice of Decision related to the Non-Residential Site Plan Application by Craig Heafield, to operate a Garden Center and Landscaping Business from property at 722 River Road, Tax Map/Lot #6/22.

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. N2013-002



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New Boston Planning Board  
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File No. N2013-002

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan Application by Craig Heafield, to operate a Garden Center and Landscaping Business from property at 722 River Road, Tax Map/Lot #6/22, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on March 26, 2013, on the motion(s):

- **IMOVE** to approve the Non-Residential Site Plan Application by Craig Heafield, to operate a Garden Center and Landscaping Business from property at 722 River Road, Tax Map/Lot #6/22, 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.
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 **July 28, 2014**, 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 the Planning Board may convene a hearing under RSA 676:4-a to revoke the approval. 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.

**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;
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;



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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 garden center 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 **May 28, 2014**, the confirmation of which shall be determined at a compliance hearing as noted in item #6 above.

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Shannon Silver                      Date  
Planning Board Assistant

SS/



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- **IMOVE** to approve the Non-Residential Site Plan Application by Craig Heafield, to operate a Garden Center and Landscaping Business from property at 722 River Road, Tax Map/Lot #6/22, 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.
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 **July 28, 2014**, 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 the Planning Board may convene a hearing under RSA 676:4-a to revoke the approval. 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.

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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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Craig E. Heafield

Date

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Crystal L. Heafield

Date

SS/