



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

April 18, 2011

Andrew J. Luneau
PO Box 874
Pearl River, NY 10965

File No. 2011-004

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Major Subdivision Plan of Land of Andrew Luneau, Tax Map/Lot #5/52 & 5/53, 3 Lots, Beard Road, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on April 12, 2011, on the motion(s):

- **IMOVE** to approve the Major Subdivision Plan of Land of Andrew Luneau, Tax Map/Lot #5/52 & 5/53, 3 Lots, Beard Road, subject to:

CONDITIONS PRECEDENT:

1. Submission of a minimum of five (5) blue/blackline copies of the revised plat, including all checklist corrections, notes of waivers granted and any corrections as noted at this hearing.
2. Submission of a suitable mylar for recording at the HCRD.
3. Digital plat data shall be submitted per Subdivision Regulations Section IV-F, 3.
4. Review and approval of Declaration of Drainage Easement and Maintenance Agreement by Town Counsel, the cost of said review to be paid by the applicant.
5. Submission of an executed Declaration of Drainage Easement and Maintenance Agreement that contains all required corrections per Town Counsel's review, for recording at the HCRD. Cost of recording to be borne by the applicant.
6. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
7. 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 1, 2011**, 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 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.



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**ACTIVE AND SUBSTANTIAL DEVELOPMENT OR BUILDING AND
SUBSTANTIAL COMPLETION OF IMPROVEMENTS:**

1. Within 12 months after the date of approval, the following items must be completed in order to constitute "active and substantial development or building" pursuant to RSA 674:39,I, relative to the 4-year exemption to regulation/ordinance changes:
the curb cut and 50' of the driveway shall be built from the roadway to the Board's standard requirements.
2. The following items must be completed in order to constitute "substantial completion of the improvements" pursuant to RSA 674:39,II, relative to final vesting:
completion of the driveway including installation of the culvert and ditch as shown on the Individual Stormwater Management Plan or approved Individual Stormwater Management Plan at time of the construction.