



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

August 27, 2014

Robert Starace Homes, LLC
10 Dorothy Way
Bedford, NH 03110

RE: NOTICE OF DECISION

Dear Rob Starace:

Enclosed, please find the Notice of Decision related to the Minor Subdivision Plan for Robert Starace Homes, LLC, Tax Map/Lot #8/63, Bedford Road.

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. 2014-010



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File No. 2014-010

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision Plan for Robert Starace Homes, LLC, Tax Map/Lot #8/63, Bedford Road, and the Conditional Use Permit/Individual Stormwater Management Plan for construction of the driveway to Lot #8/63-2 within the wetland buffer, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on August 26, 2014, on the motion(s):

- **IMOVE** to approve the Minor Subdivision Plan for Robert Starace Homes, LLC, Tax Map/Lot #8/63, Bedford Road, and to approve the Conditional Use Permit/Individual Stormwater Management Plan for construction of the driveway to Lot #8/63-2 within the wetland buffer, 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. Submission of a Well Radius Easement Deed and a revised Sight Line Easement Deed, to include owner's responsibility for maintenance, for review by Town Counsel, if necessary, at the applicant's expense and subsequent submission of executed documents for recording at the HCRD at the applicant's expense.
4. Submission of a revised Driveway Permit Application for Tax Map/Lot #8/63-1.
5. An 'Individual Stormwater Management Plan' (ISWMP) to be submitted prior to the issuance of a building permit, will be required for land disturbance or development in 'Critical Areas' (both those designated on the plan or created during development). For building permits requiring an ISWMP, Certificates of Occupancy will only be issued after receipt of a 'Stormwater Management Plan Adherence Statement' as specified in the New Boston Subdivision Regulations."
6. Deeds for each lot shall have the following statement: "The property herein described is subject to the following condition as described in the recorded subdivision plan referenced above: A Stormwater Management Plan will be required prior to the issuance of a building permit if any land is to be disturbed in the designated or created Critical Areas.'."
7. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
8. 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 26, 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 that the Planning Board may convene a hearing under RSA 676:4-a to revoke the approval.

The applicant has submitted responses to the four Conditional Use Permit statements and the Board concurs with those responses.



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File No. 2014-010

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

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

1. Within 24 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 5-year exemption to regulation/ordinance changes:
building of driveway aprons.
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:
installation of foundations for two lots that do not already have a house.

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.

Robert Starace	Date
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SS/