



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

November 27, 2013

James G. Bath
65 East India Row, Unit 29B
Boston, MA 02110

RE: NOTICE OF DECISION

Dear James G. Bath:

Enclosed, please find the Notice of Decision related to the request that Conditions Precedent #6 through 10 from the Notice of Decision dated January 13, 2009, for the Subdivision of Shaky Pond Development, LLC, Susan Road, Tax Map/Lot #15/15, be amended.

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. 2008-008



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P.O. Box 250
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File No. 2008-008

NOTICE OF DECISION – Final Approval

Planning Board, Town of New Boston

You are hereby notified that the request that Conditions Precedent #6 through 10 from the Notice of Decision dated January 13, 2009, for the Subdivision of Shaky Pond Development, LLC, Susan Road, Tax Map/Lot #15/15, be amended, in the Town of New Boston, has received final approval by majority vote of the members of the Planning Board on November 26, 2013, on the motion(s):

- **IMOVE** to grant the request that Conditions Precedent #6 through 10 from the Notice of Decision dated January 13, 2009, be amended and that the Letter of Credit, road construction monitoring inspection fee, cistern security and construction monitoring fees and the offsite road improvement fees for the Subdivision of Shaky Pond Development, LLC, Susan Road, Tax Map/Lot #15/15, not be required to be submitted until such time as the applicant:
- is ready to build the road and will then post a Letter of Credit/bond/cash security, and all other required fees as noted in conditions 6 through 10 of the original Notice of Decision, at that time;
- said determination having been made based upon the recognition of the fact that the roads upon which Shaky Pond needs to access have not been approved for public travel, therefore the applicant cannot market his subdivision appropriately at this time.
- The amount of the securities for the road and cistern construction shall be calculated using the current regulations and bond estimate forms in place at the time the security is to be submitted and shall be reviewed and approved by the Town's Consulting Engineer. The amount of the road construction monitoring escrow is to be calculated by the Town's Consulting Engineer as noted in Condition Precedent #7. All other terms and conditions of the January 13, 2009, approval, and the October 23, 2012, extension approval, to remain in full force and effect.

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.

James G. Bath Date

SS/