



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

April 11, 2012

Peter & Susan Shellenberger
51 Summit Drive
New Boston, NH 03070

RE: NOTICE OF DECISION

Dear Peter & Susan Shellenberger:

Enclosed, please find the Notice of Decision related to the Non-Residential Site Plan Application by Peter and Susan Shellenberger, to operate a warehouse from property on Byam Road and NH Route 13 a/k/a River Road, Tax Map/Lot #6/40-1-1.

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. N2012-001



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

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File No. N20212-001

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan Application by Peter and Susan Shellenberger, to operate a warehouse from property on Byam Road and NH Route 13 a/k/a River Road, Tax Map/Lot #6/40-1-1, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on April 10, 2012, on the motion(s):

- **IMOVE** to approve the Non-Residential Site Plan Application by Peter and Susan Shellenberger, to operate a warehouse from property on Byam Road and NH Route 13 a/k/a River Road, Tax Map/Lot #6/40-1-1, subject to:

CONDITIONS PRECEDENT:

1. Submission of a minimum of four (4) revised site plans that include all of the checklist corrections and any corrections as noted at this hearing;
2. Execution of a Site Review Agreement;
3. Submission of any outstanding fees.

The deadline for complying with the conditions precedent shall be **June 10, 2012**, 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 prior to that date, the applicant is hereby put on notice that the Planning Board may convene a hearing pursuant to RSA 676:4-a to revoke the approval

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. Any outstanding fees related to the site plan application compliance shall be submitted;



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5. 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 warehouse 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 **September 10, 2013**, the confirmation of which shall be determined at a compliance hearing as noted in item #4 above.

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|--------------------------|------|
| Shannon Silver | Date |
| Planning Board Assistant | |

SS/



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- **I MOVE** to approve the Non-Residential Site Plan Application by Peter and Susan Shellenberger, to operate a warehouse from property on Byam Road and NH Route 13 a/k/a River Road, Tax Map/Lot #6/40-1-1, subject to:

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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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| Peter Shellenberger | Date |
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| Susan Shellenberger | Date |
|---------------------|------|

SS/