



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

November 14, 2012

Brian M. & Beth E. Stevens  
25 Hooper Hill Road  
New Boston, NH 03070

**RE: NOTICE OF DECISION**

Dear Brian M. & Beth E. Stevens:

Enclosed, please find the Notice of Decision related to the Minor Subdivision/Lot Line Adjustment Plan for Brian and Beth Stevens and Benjamin Ballard, for Tax Map/Lot #11/9-3 and 11/11, Hooper Hill Road and NH Route 13, a/k/a Mont Vernon Road, such that Parcel A of 0.669 acres is annexed from Tax Map/Lot #11/11 to Tax Map/Lot #11/9-3, resulting in the following acreages, Tax Map/Lot #11/9-3, 9.88 acres; and Tax Map/Lot #11/11, 2.356 acres.

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. 2012-009



*Town of New Boston  
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P.O. Box 250  
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File No. 2012-009

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision/Lot Line Adjustment Plan for Brian and Beth Stevens and Benjamin Ballard, for Tax Map/Lot #11/9-3 and 11/11, Hooper Hill Road and NH Route 13, a/k/a Mont Vernon Road, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on November 13, 2012, on the motion(s):

- **IMOVE** to approve the Minor Subdivision/Lot Line Adjustment Plan for Brian and Beth Stevens and Benjamin Ballard, for Tax Map/Lot #11/9-3 and 11/11, Hooper Hill Road and NH Route 13, a/k/a Mont Vernon Road, such that Parcel A of 0.669 acres is annexed from Tax Map/Lot #11/11 to Tax Map/Lot #11/9-3, resulting in the following acreages, Tax Map/Lot #11/9-3, 9.88 acres; and Tax Map/Lot #11/11, 2.356 acres, 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 certificate of bounds set and the appropriate fee for recording same with the HCRD, if necessary.
4. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD.
5. 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 **January 13, 2013**, 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 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

SS/



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- **I MOVE** to approve the Minor Subdivision/Lot Line Adjustment Plan for Brian and Beth Stevens and Benjamin Ballard, for Tax Map/Lot #11/9-3 and 11/11, Hooper Hill Road and NH Route 13, a/k/a Mont Vernon Road, such that Parcel A of 0.669 acres is annexed from Tax Map/Lot #11/11 to Tax Map/Lot #11/9-3, resulting in the following acreages, Tax Map/Lot #11/9-3, 9.88 acres; and Tax Map/Lot #11/11, 2.356 acres, 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.

\_\_\_\_\_  
Brian M. Stevens

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Date

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Beth E. Stevens

\_\_\_\_\_  
Date