



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

March 26, 2014

Townes Family Trust
C/o Charles Peak
266A South Hill Road
New Boston, NH 03070

RE: NOTICE OF DECISION

Dear Sir or Madam:

Enclosed, please find the Notice of Decision related to the Minor Subdivision/Lot Line Adjustment, by Townes Family Trust, Tax Map/Lot #13/55, 13/57 and 13/63, South Hill Road, such that Parcel A of 1.3 acres is annexed from Lot #13/63 to #13/57; Parcel B of 0.7 acres is annexed from Lot #13/55 to #13/57; and Parcel C of 2.2 acres is annexed from #13/55 to #13/63, such that Lot #13/55 is decreased from 28.7 acres to 25.8 acres; Lot #13/57 is increased from 1.1 acres to 3.1 acres; and Lot #13/63 is increased from 3.7 acres to 4.6 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. 2014-003



*Town of New Boston
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Page 1

File No. 2014-003

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision/Lot Line Adjustment, by Townes Family Trust, Tax Map/Lot #13/55, 13/57 and 13/63, South Hill Road, such that Parcel A of 1.3 acres is annexed from Lot #13/63 to #13/57; Parcel B of 0.7 acres is annexed from Lot #13/55 to #13/57; and Parcel C of 2.2 acres is annexed from #13/55 to #13/63, such that Lot #13/55 is decreased from 28.7 acres to 25.8 acres; Lot #13/57 is increased from 1.1 acres to 3.1 acres; and Lot #13/63 is increased from 3.7 acres to 4.6 acres, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on March 25, 2014, on the motion(s):

- **IMOVE** to approve the Minor Subdivision/Lot Line Adjustment, by Townes Family Trust, Tax Map/Lot #13/55, 13/57 and 13/63, South Hill Road, such that Parcel A of 1.3 acres is annexed from Lot #13/63 to #13/57; Parcel B of 0.7 acres is annexed from Lot #13/55 to #13/57; and Parcel C of 2.2 acres is annexed from #13/55 to #13/63, such that Lot #13/55 is decreased from 28.7 acres to 25.8 acres; Lot #13/57 is increased from 1.1 acres to 3.1 acres; and Lot #13/63 is increased from 3.7 acres to 4.6 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 a suitable mylar for recording at the HCRD;
3. 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."
4. 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.
5. Submission of any outstanding fees related to the subdivision application or recording of documents at the HCRD.
6. 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 **May 13, 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 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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Page 2

File No. 2014-003

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:

Recording Plan at HCRD

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:

Monumentation of the adjusted lot lines

Shannon Silver Date
Planning Board Assistant

SS/



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Page 1

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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;
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Monumentation of the adjusted lot lines

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.

Townes Family Trust Date _____ Date

SS/