



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

December 23, 2015

Twin Bridge Land Management, LLC
PO Box 60
New Boston, NH 03070

RE: NOTICE OF DECISION

Dear Sir or Madam:

Enclosed, please find the Notice of Decision related to the Major Subdivision/26 Lots of Tax Map/Lot #2/6-12 & 3/5, Twin Bridge Land Management, LLC, Twin Bridge Road & West Lull Place and Wright Drive.

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. 2010-003



*Town of New Boston
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Page 1

File No. 2010-003

NOTICE OF DECISION - Compliance

Planning Board, Town of New Boston

You are hereby notified that the Major Subdivision/26 Lots of Tax Map/Lot #2/6-12 & 3/5, Twin Bridge Land Management, LLC, Twin Bridge Road & West Lull Place and Wright Drive, in the Town of New Boston, has received compliance with the conditions subsequent by majority vote of the members of the Planning Board on December 22, 2015, on the motion(s):

- I **MOVE** to confirm compliance with the conditions subsequent to the approval of the Major Subdivision/26 Lots of Tax Map/Lot #2/6-12 & 3/5, Twin Bridge Land Management, LLC, Twin Bridge Road & West Lull Place and Wright Drive and to confirm compliance of the completion of the site improvements related to the wetland crossings and to release the financial securities being held for the subdivision, subject to:

CONDITIONS PRECEDENT:

1. Submission of financial security in the amount of \$124,218.86, and in a form acceptable to the Board (Letter of Credit/bond/cash) which will be retained for two years as a maintenance security. Depending on its form, said security may require review by Town Counsel, the cost of which shall be borne by the applicant.
2. Submission of financial security in the amount of \$70,000, and in a form acceptable to the Board (Letter of Credit/bond/cash) which will be retained for security for onsite excavation work, continued maintenance of erosion and sediment controls in place, installation of new silt fence as required, and loam and seed in all areas required by the plan to achieve stabilization throughout the development. Depending on its form, said security may require review by Town Counsel, the cost of which shall be borne by the applicant.
3. Submission of any fees required for recording of the warranty deed for the road and/or other legal documents at the HCRD.
4. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD, and payment of all outstanding invoices for the Town's Consulting Engineer and Town Counsel.
5. The developer shall get into compliance with the AoT permit and any other state, federal or local permits that they have outstanding.



*Town of New Boston
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Page 2

File No. 2010-003

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The deadline date for compliance with the conditions precedent shall be **JULY 1, 2016**, 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.

Additionally, as continuing and ongoing subsequent requirements the applicant shall continue to maintain the monumentation corners on the lots not yet occupied by private owners and shall stay in compliance with the AoT permit and any other state, local, and federal permits outstanding.

Shannon Silver
Planning Board Assistant

Date

SS/