



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

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File No. 2011-001

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Major Subdivision Plan of Land of Vista Road, LLC, Tax Map/Lot #6/40-2, 2 Lots, Byam Road and N.H. Route 13 a/k/a River Road, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on September 27, 2011, on the motion(s):

- **IMOVE** to approve the Major Subdivision Plan of Land of Vista Road, LLC, Tax Map/Lot #6/40-2, 2 Lots, Byam Road and N.H. Route 13 a/k/a River Road, subject to:

CONDITION(S) PRECEDENT:

1. Submission of a minimum of five (5) blue/blackline copies of the revised plat, including all checklist corrections, notes of waivers granted and any corrections as noted at this hearing and including the Individual Stormwater Management Plans, revised as noted.
2. Submission of a suitable mylar for recording at the HCRD.
3. Digital plat data shall be submitted per Subdivision Regulations Section IV-F, 3.
4. Execution of a Subdivision Agreement regarding the conditions subsequent.
5. Submission of executed Declaration of Covenants and Restrictions with regard to sprinkler systems, and other executed legal documents as necessary.
6. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
7. 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 **November 27, 2011**, 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 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.

CONDITION(S) SUBSEQUENT:

1. Sprinkler systems shall be installed, inspected, tested and approved by the New Boston Board of Fire Wards or their designee before the occupancy of any dwelling in the approved subdivision.



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ACTIVE AND SUBSTANTIAL DEVELOPMENT OR BUILDING AND
SUBSTANTIAL COMPLETION OF IMPROVEMENTS:

1. Within 12 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 4-year exemption to regulation/ordinance changes:
the cut for the second driveway.
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:
installation of the culvert

Shannon Silver Date
Planning Board Assistant

SS/