



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

February 15, 2012

Robert Waller
236 Meadow Road
New Boston, NH 03070

RE: NOTICE OF DECISION

Dear Robert Waller:

Enclosed, please find the Notice of Decision related to site plan for Robert Waller, to operate an auto restoration home business from 3,172 s.f. of the existing accessory building/garage and three storage container structures at 236 Meadow Road, Tax Map/Lot #14/80.

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. N2011-014

c.c. Al Lindquist, 1028 Hanover Street, Manchester, NH 03104.



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New Boston Planning Board
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File No. N2011-014

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Site Plan Application for Robert Waller, to operate an auto restoration home business from 3,172 s.f. of the existing accessory building/garage and three storage container structures at 236 Meadow Road, Tax Map/Lot #14/80, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on February 14, 2012, on the motion(s):

- **IMOVE** to approve the site plan for Robert Waller, to operate an auto restoration home business from 3,172 s.f. of the existing accessory building/garage and three storage container structures at 236 Meadow Road, Tax Map/Lot #14/80, subject to:

CONDITION(S) PRECEDENT:

1. Submission of a minimum of three (3) copies of the revised site plan that include all checklist corrections and any agreed-upon conditions from this hearing;
2. Execution of a Site Review Agreement regarding the condition(s) subsequent;
3. Payment of any outstanding fees related to the site plan application.

The deadline for complying with the condition(s) precedent shall be **April 15, 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.

CONDITION(S) SUBSEQUENT:

1. The applicant stated during the hearings for conditional approval of this application that his intention is empty the three storage container structures that do not currently comply with setback requirements at 90, 150 and 180 day intervals from 4/15/12, therefore being 7/15/12, 09/15/12 & 10/15/12 and remove same as each one is emptied. The other three storage container structures to remain. The Board hereby incorporates this intention into the approval of the site plan and asks the Building Inspector/Code Enforcement Officer to issue a temporary Permit to Operate or Certificate of Occupancy, or both, for this business until such time as the three storage container structures have been removed.
2. The Town of New Boston Planning Department shall be notified by the applicant that the three storage container structures have been removed, and the site is ready for final inspection. The Board will schedule a time for an inspection either as a Board or individually prior to determining compliance as an administrative matter not requiring further hearing by the Board.



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3. An as-built plan showing removal of the three storage container structures along with any outstanding fees related to the site plan compliance shall be submitted prior to releasing the hold on the issuance of a permanent Permit to Operate or Certificate of Occupancy, or both.

The deadline for complying with the Conditions Subsequent shall be **November 15, 2012**, the confirmation of which shall be determined administratively by the Board as described in item 2 above.

_____ Shannon Silver Planning Board Assistant	_____ Date
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SS/



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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.

typed name

Date

Date