



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

September 27, 2017

Tristan Baldwin  
90 Mont Vernon Road  
New Boston, NH 03070

**RE: NOTICE OF DECISION**

Dear Tristan Baldwin:

Enclosed, please find the Notice of Decision related to the Minor Subdivision/Lot Line Adjustment Plan of Tristan Baldwin & SDC Tingley Legacy Rev. Trust, Tax Map/Lot #8/69 & 8/107, Mont Vernon Road (NH Route 13) in the Town of New Boston, NH.

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,

Nadine Scholes  
Planning Board Assistant

NS/

Enclosures

File No. 2017-009



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

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File No. 2017-009

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision/Lot Line Adjustment Plan of Tristan Baldwin & SDC Tingley Legacy Rev. Trust, Tax Map/Lot #8/69 & 8/107, Mont Vernon Road (NH Route 13), in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on September 26, 2017, on the motion(s):

- I **MOVE** to approve the Minor Subdivision/LLA Plan of Tristan Baldwin & SDC Tingley Legacy Rev. Trust, Tax Map/Lot #8/69 & 8/107, Mont Vernon Road (NH Route 13), in the Town of New Boston, NH, subject to:

**CONDITIONS PRECEDENT:**

1. Submission of a minimum of four (4) blue/blackline copies of the revised plat, including all checklist corrections, notes of waivers granted and any corrections as noted at this hearing.
2. Submission of a suitable mylar for recording at the HCRD.
3. Digital plat data shall be submitted per Subdivision Regulations Section IV-F,
4. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
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 **November 26, 2017**, 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. This subdivision shall be deemed to be finally approved by this vote on the date the plan is signed by the Board.

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Nadine Scholes  
Planning Board Assistant

Date

NS/



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The subdivider 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.

\_\_\_\_\_  
Tristan Baldwin

\_\_\_\_\_  
Date

NS/