



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

June 29, 2016

Allison McGrail  
243 Mont Vernon Road  
New Boston, NH 03070

**RE: NOTICE OF DECISION**

Dear Allison:

Enclosed, please find the Notice of Decision related to your NRSPR/relocation of photography business, Tax Map/Lot #11/31, Mont Vernon Road.

As always, should you have any questions, please do not hesitate to contact me.

Sincerely,

Valerie Diaz  
Planning Board Assistant

VD/

Enclosures

File No. N2016-003



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

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File No. N2016-003

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that your NRSPR/relocation of a home business for Allison McGrail, Tax Map/Lot #11/31, Mont Vernon Road, in the Town of New Boston, has been conditionally approved by majority vote of the members of the Planning Board on June 29, 2016, on the motion(s):

- **I MOVE** to approve site plan for Allison McGrail, to relocate and operate a photography home business from an accessory building at 243 Mont Vernon Road, Tax Map/Lot #11/31, subject to the following conditions:

**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;
- The deadline for complying with the condition(s) precedent shall be **August 28, 2016**, 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, an administrative NOTICE OF DENIAL shall be issued without further action of the Board being required.

**CONDITION(S) SUBSEQUENT:**

1. All of the site improvements are to be completed per the approved site plan;
2. The Town of New Boston Planning Department shall be notified by the applicant that All improvements have been completed, and are ready for final inspection, prior to scheduling a compliance hearing on those improvements, a minimum of three (3) weeks prior to the anticipated date of compliance hearing and the opening of the business on the site;
3. Any outstanding fees related to the site plan application compliance shall be submitted prior to the compliance hearing;
4. A compliance hearing shall be held to determine that the site improvements have been satisfactorily completed, prior to releasing the hold on the issuance of Permit to Operate or Certificate of Occupancy, or both.

The deadline for complying with the Conditions Subsequent shall be **June 28, 2018**, the confirmation of which shall be determined at a compliance hearing on same as described in item 4 above.

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Valerie Diaz                      Date  
Planning Board Assistant

VD/



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Valerie Diaz                      Date  
Planning Board Assistant

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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.

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Allison McGrail

Date

VD/