



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

June 29, 2017

F. Noel Sagna & Kary Jencks  
96 Scobie Road  
New Boston, NH 03070

**RE: NOTICE OF DECISION**

Dear F. Noel Sagna & Kary Jencks:

Enclosed, please find the Notice of Decision related to the Non-Residential Site Plan for F.N. Sagna & K.N. Jencks Revocable Trust, 100 Acres Farm Kennel, to operate a kennel from property at Tax Map/Lot #4/1, 96 Scobie Road.

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 Coordinator

SS/

Enclosures

File No. N2017-002



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File No. N2017-002

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan Application for F.N. Sagna & K.N. Jencks Revocable Trust, 100 Acres Farm Kennel, to operate a kennel from property at Tax Map/Lot #4/1, 96 Scobie Road, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on June 27, 2017, on the motion(s):

- I **MOVE** to approve the Non-Residential Site Plan for F.N. Sagna & K.N. Jencks Revocable Trust, 100 Acres Farm Kennel, to operate a kennel from property at Tax Map/Lot #4/1, 96 Scobie Road, subject to:

**CONDITION(S) PRECEDENT:**

1. Submission of a minimum of four (4) revised site plans that include all of the checklist corrections and any corrections as noted at this hearing.
2. Technology and specifications for bark control device to be listed and shown on the plan along with sign location shown.
2. Execution of a Site Review Agreement.
3. Submission of any outstanding fees for the application.

The deadline for complying with the condition(s) precedent shall be **July 27, 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 prior to 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. 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;



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## **NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

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 **September 27, 2017**, the confirmation of which shall be determined at a compliance hearing on same as described in item 4 above.

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Shannon Silver  
Planning Board Coordinator

Date



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The deadline for complying with the Conditions Subsequent shall be **September 27, 2017**, the confirmation of which shall be determined at a compliance hearing on same as described in item 4 above.

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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Date

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Date

SS/