



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

May 25, 2016

Maryellen St. Laurent Revocable Trust
44 Joe English Road
New Boston, NH 03070

RE: NOTICE OF DECISION

Dear Ms. St. Laurent:

Enclosed, please find the Notice of Decision related to your Major Subdivision/2 Lots, Tax Map/Lot #11/51, Joe English and Bailey Pond Roads.

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.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Valerie Diaz
Planning Board Assistant

VD/

Enclosures
Cc: Ray Shea, LLS, Sandford Surveying & Engineering
File No. 2016-001



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File No. 2016-001

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that your Major Subdivision/2 Lots, Tax Map/Lot #11/51, Joe English and Bailey Pond Roads, in the Town of New Boston, has been conditionally approved by majority vote of the members of the Planning Board on May 24, 2016, on the motion(s):

- **IMOVE** to approve the Major Subdivision/2 Lots, Tax Map/Lot #11/51, Joe English and Bailey Pond Roads, 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 **June 24, 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 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.

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

1. Within 24 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 5-year exemption to regulation/ordinance changes: **Installation of driveway.**



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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 foundation.

_____ Valerie Diaz Planning Board Assistant	_____ Date
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VD/



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