



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

March 23, 2016

Mr. Robert Starace  
10 Dorothy's Way  
Bedford, NH 03110

RE: **NOTICE OF DECISION**

Dear Mr. Starace:

Enclosed, please find the Notice of Decision related to the Major Subdivision/8 Lots, by Robert Starace Homes, LLC, Joe English & McCurdy Roads, Tax Map/Lot # 11/112.

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

Sincerely,

Valerie Diaz  
Planning Board Assistant

VD/

Enclosures

File No. 2015-007



*Town of New Boston  
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Page 1

File No. 2015-007

**NOTICE OF DECISION - Conditional Approval**

Planning Board, Town of New Boston

You are hereby notified that the Major Subdivision/8 Lots, by Robert Starace Homes, LLC, Joe English & McCurdy Roads, Tax Map/Lot # 11/112, in the Town of New Boston, has received conditional approval by majority vote of the members of the Planning Board on March 22, 2016, on the motion(s):

**I MOVE** to approve the Major Subdivision/8 Lots, by Robert Starace Homes, LLC, Joe English & McCurdy Roads, Tax Map/Lot # 11/112, subject to:

**CONDITIONS PRECEDENT:**

1. Submission of a minimum of five (5) blue/blackline copies of the revised plat, including all checklist corrections and any corrections as noted at this hearing and including the Stormwater Management Plan if separate from the subdivision plan.
2. Submission of a suitable Mylar for recording at the HCRD.
3. Submission of all legal documents, for review by Town Counsel, the cost of said review to be borne by the applicant.
4. Deed to dedicate land parcel to Town for future cistern location, for review by Town Counsel, the cost of said review to be borne by the Town.
5. Submission of legal documents required for the installation of sprinkler systems in the homes, including a Declaration of Covenants and Restrictions and sample deed language to reference same.
6. An 'Individual Stormwater Management Plan' (ISWMP) to be submitted prior to the issuance of a building permit, will be required for land disturbance or development in 'Critical Areas' (both those designated on the plan or created during development). For building permits requiring an ISWMP, Certificates of Occupancy will only be issued after receipt of a 'Stormwater Management Plan Compliance Statement' as specified in the New Boston Subdivision Regulations."
7. Deeds for each lot shall have the following statement: 'The property herein described is subject to the following condition as described in the recorded subdivision plan referenced above: A Stormwater Management Plan will be required prior to the issuance of a building permit if any land is to be disturbed in the designated or created Critical Areas.'
8. Submission of any outstanding fees related to the subdivision application or recording of documents at the HCRD.
9. 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 22, 2016**, 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



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Page 2

File No. 2015-007

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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.

**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:  
Construction of slope easement 150' east of lot #112-7, to be completed by July 1, 2016.
  
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 foundations for each house lot.

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Valerie Diaz                      Date  
Planning Board Assistant

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