



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

May 10, 2017

Robert & Laura Todd Joint Rev. Trust
PO Box 190
New Boston, NH 03070

RE: NOTICE OF DECISION

Dear Robert & Laura Todd, Trustees:

Enclosed, please find the Notice of Decision related to your Minor Subdivision Plan/2 lots for, for Tax Map/Lot #4/16-1, Francestown Road (NH Route 136) and East Colburn Road
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. 2017-004



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File No. 2017-004

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that your Minor Subdivision Plan/2 lots, for Tax Map/Lot #4/16-1, Francestown Road (NH Route 136) and East Colburn Road, in the Town of New Boston, has been conditionally approved by majority vote of the members of the Planning Board on May 9, 2017, on the motion(s):

- **IMOVE** to approve the Minor Subdivision Plan/2 lots for the Robert & Laura Todd Joint Revocable Trust, for Tax Map/Lot #4/16-1, Francestown Road (NH Route 136) and East Colburn Road, subject to:

CONDITIONS PRECEDENT:

1. Submission of a minimum of four (4) blue/blackline copies of the revised plat, including all checklist corrections and any corrections as noted at this hearing;
2. Submission of the mylar for recording at the HCRD;
3. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD.
4. 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 9, 2017**, 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. The applicants are further put on notice that this lot line adjustment approval constitutes recognition that the lot configurations are in conformance with local land use regulations. To complete the lot line adjustment, deeds must be transferred.

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 a paved driveway apron.
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 a State of NH approved septic system.

Shannon Silver Date
Planning Board Coordinator



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- **I MOVE** to approve the Minor Subdivision Plan/2 lots for the Robert & Laura Todd Joint Revocable Trust, for Tax Map/Lot #4/16-1, Francestown Road (NH Route 136) and East Colburn Road, subject to:

CONDITIONS PRECEDENT:

1. Submission of a minimum of four (4) blue/blackline copies of the revised plat, including all checklist corrections and any corrections as noted at this hearing;
2. Submission of the mylar for recording at the HCRD;
3. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD.
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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 a State of NH approved septic system.

Shannon Silver Date
Planning Board Coordinator

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.

Robert Todd, Trustee Date

Laura Todd, Trustee Date

SS/