



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

Page 1

File No. N2023-009

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan, for TMS Holdings 3, LLC, to add an addition of 1560 sq ft to the existing 1378 sq ft building currently a vehicle sales and repair shop, from property located at 666 North Mast Road, Tax Map/Lot #3/64, has been conditionally approved by majority vote of the members of the Planning Board on July 25, 2023, on the motion(s):

I **MOVE** to approve the Conditional Use Permit and Site Plan entitled addition dated July 21, 2023, as an amendment to the existing Site Plan on file entitled R&R Realty Trust, dated July 3, 1997, to allow an addition of 1560 sq ft to the existing 1378 sq ft vehicle sales and repair building on Tax Map/Lot #3/64, 666 North Mast Road, based on:

FINDING OF FACTS: The Application complies with all Town of New Boston Zoning Ordinance Regulations after being granted a Variance to encroach on the front yard setback from the Zoning Board of Adjustment on July 20, 2022, and complies with all Non-Residential Site Plan Review Regulations, SUBJECT TO:

CONDITIONS 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. Execution of an amended Site Review Agreement.

The deadline for complying with the condition's precedent shall be **August 25, 2023**, 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 pursuant to RSA 676:4-a to revoke the approval.

CONDITIONS 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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Page 2

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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. No occupancy/use shall be permitted until the site improvements as noted have been completed, and a site inspection and compliance hearing held.

The deadline for complying with the Conditions Subsequent shall be **July 25, 2028**, the confirmation of which shall be determined at a compliance hearing on same as described in item 4 above.

Sonya Fournier- Mitchell
Sonya Fournier -Mitchell Date
Community Development Assistant

SFM/