



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

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File No. N2022-002

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan, for Rag Reality LLC, to operate an Outdoor Event Venue from 7 & 11 Byam Road, Tax Map/Lot #6/40-1 and 6/40-1-1, has been conditionally approved by majority vote of the members of the Planning Board on April 12, 2022, on the motion(s):

I MOVE to approve the site plan for Rag Reality, to operate an Outdoor Event Venue from property on Tax Map/Lot #6/40-1 and 6/40-1-1, 7 & 11 Byam Road, and grant a 1-year permit (after which time a review of compliance shall be conducted to approve further extensions to the permit), subject to the following conditions:

CONDITION(S) PRECEDENT:

1. Submission of a minimum of three (3) copies of the revised site plan that include all checklist corrections and any agreed-upon conditions from this hearing; to include plan corrections to Meridian Land Services Plan, dated March 1, 2021, most recently revised March 31, 2022, and Meridian Land Services Plan, dated July, 2021, entitled Property Easement "Green House On The River / Venue," January 2022, revised by Peter and Susan Shellenberger Owners.
2. Submission of the final approved Emergency Plan.
The deadline for complying with the condition(s) precedent shall be **June 1, 2022**, 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.
3. Execution of a site review agreement.

CONDITIONS SUBSEQUENT:

1. All site improvements are to be completed as per the approved site plans.
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. The Board will schedule a time for an inspection either as a Board or individually prior to determining compliance on an administrative matter at a regular meeting on the Miscellaneous Business agenda.
3. Any outstanding fees related to the site plan application compliance shall be submitted;



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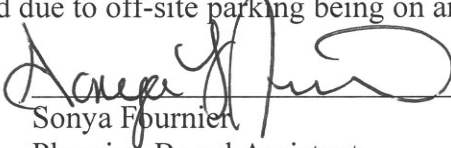
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4. Compliance shall be determined administratively, prior to releasing the hold on the issuance of any Permit to Operate/Certificate of Occupancy, or both. It is the applicant's responsibility to apply to the Building Department for a Permit to Operate/Certificate of Occupancy. No occupancy/use shall be permitted until the site improvements as noted have been completed, and a site inspection held and compliance confirmed.

The deadline for complying with the Conditions Subsequent shall be **June 1, 2023**, the confirmation of which shall be determined administratively by the Board as described in item #2 above.

ONGOING CONDITION:

1. If at any time ownership of Tax Map/Lot#6/40-1, transfers, the permit will automatically become null and void due to off-site parking being on another lot.


Sonya Fournier
Planning Board Assistant

4-12-22
Date

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