



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

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File No. 2024-007

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that Minor Subdivision, for Charles Boulanger & Jestine Miller, Tax Map/Lot #15/8, Laurel Lane, in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on April 9, 2024, on the motion(s):

-I **MOVE** to approve the Minor Subdivision Plan/2 Lots for Charles Boulanger and Jestine Miller, Tax Map/Lot #15/8, 119 Laurel Lane, subject to and based on:

-FINDING OF FACTS: The Application complies with all Town of New Boston Subdivision Regulations and received a Variance from the Zoning Board of Adjustment on March 22, 2023, to allow the subdivision of one lot on a Class VI Road, specifically Laurel Lane, **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 (if necessary).
4. Upon completion of the condition's precedent, the final plans and mylar shall be signed by the Board and forwarded for recording at the HCRD.
5. Receipt of State Subdivision Approval.

The deadline date for compliance with the condition's precedent shall be **(July 9, 2024)**, 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 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 subdivision approval constitutes recognition that the lot configurations are in conformance with local land use regulations. To complete the subdivision, deeds must be transferred.



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**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: recording of the plan.

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: driveway installation.

<u><i>Sonya Fournier- Mitchell</i></u>	4/10/24
Sonya Fournier-Mitchell	Date
Community Development Assistant	

SFM/