



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

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File No. 2024-002

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that Minor Subdivision, for Kristen Carlson, Tax Map/Lot #2/77, Lull Road in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on January 23, 2024, on the motion(s):

-I **MOVE** to approve the Minor Subdivision, for Kristen Carlson, Tax Map/Lot #2/77, Lull Road in the Town of New Boston, NH, based on the:

FINDING OF FACTS: The Planning Board finds that this application complies with all Zoning Ordinances and Subdivision Regulations after waivers were granted, **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 a suitable mylar for recording at the HCRD.
3. Submission of State Subdivision approval prior to any documents being signed and or recorded.
4. Approval of Fire Fighting Water Supply proposal by the Board of Fire Wards.
5. Approval of the language of the Declaration of Use Covenants and Restrictions regarding the installation of sprinkler systems in each house in the subdivision and deed language that would incorporate that requirement, by Town Counsel, the cost of which shall be borne by the applicant, **if required.**
6. Submission of executed Declaration of Use Covenants and Restrictions regarding sprinkler systems. The cost of recording at the HCRD shall be borne by the applicant.
7. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
8. 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.

The deadline date for compliance with the conditions precedent shall be (**January 23, 2025**), 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.



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CONDITIONS SUBSEQUENT:

1. Sprinkler systems shall be installed, inspected, tested and approved by the New Boston Board of Fire Wards or their designee before the occupancy of any dwelling in the approved subdivision, **if required**.

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: 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: Foundation.

Sonya Fournier- Mitchell 1/24/24
Sonya Fournier-Mitchell Date
Community Development Assistant

SFM/