



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

Page 1 of 2

File No. 2022-005

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision Plan/2 Lots, for Chancey, FW & S, CO-Trustees, of the Chancey Family Farm Trust, Tax Map/Lot #9/19, Wilson Hill Road, in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on May 10, 2022, on the motion(s):

I **MOVE** to approve the Minor Subdivision Plan/2 Lots , for Chancey, FW & S, CO- Trustees, of the Chancey Family Farm Trust, Tax Map/Lot #9/19, Wilson Hill Road, in the Town of New Boston, NH, subject to the following conditions:

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.

The deadline date for compliance with the condition's precedent shall be **JULY 10, 2022**, 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: **Installation of Driveway.**
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 Foundation.**


Sonya Fournier
Planning Board Assistant

5-11-22
Date

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