



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

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File No. 2018-006

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Major Subdivision Plan of David M. & Danielle Deyo, Tax Map/Lot #12/52, Christie and Roby Roads, in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on August 14, 2018, on the motion(s):

- I **MOVE** to approve the Major Subdivision Plan of David M. & Danielle Deyo, Tax Map/Lot #12/52, Christie and Roby Roads, in the Town of New Boston, NH, subject to:

CONDITIONS PRECEDENT:

1. Submission of a minimum of five (5) blue/blackline copies of the revised plat, including all checklist corrections and any corrections as noted at this hearing and including the Stormwater Management Plan if separate from the subdivision plan (all revised plans to be reviewed by Town Engineer);
2. Submission of a 10 Foot Slope and Drainage Easement, to benefit the Town of New Boston, on Tax Map/Lot #(s) 12/52-1, 12/52-2, 12/52-3, for review and approval by Town Counsel, the cost of which review shall be borne by the applicant;
3. Submission of a revised Inspection & Maintenance Owner's Manual with a note added to the plan referencing that 'the owner shall be responsible to inspect and maintain the permanent ISWMP structures on their property as outlined in the Inspection & Maintenance Owner's Manual';
4. Submission of a suitable mylar for recording at the HCRD;
5. An 'Individual Stormwater Management Plan' (ISWMP) to be submitted prior to the issuance of a building permit, will be required for land disturbance or development in 'Critical Areas' (both those designated on the plan or created during development). For building permits requiring an ISWMP, Certificates of Occupancy will only be issued after receipt of a 'Stormwater Management Plan Compliance Statement' as specified in the New Boston Subdivision Regulations;
6. Deeds for each lot shall have the following statement: 'The property herein described is subject to the following conditions as described in the recorded subdivision plan referenced above: A Stormwater Management Plan will be required prior to the issuance of a building permit if any land is to be disturbed in the designated or created Critical Areas. The owner is responsible to inspect and maintain the permanent ISWMP structures on their property as outlined in the Inspection & Maintenance Owner's Manual';
7. Submission of any outstanding fees related to the subdivision application or recording of documents at the HCRD;



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8. Upon completion of the conditions 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 **NOVEMBER 14, 2018**, 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.

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 the 3 driveway cuts to the Town property lines.

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 foundations & drainage improvements.


Nadine Scholes
Planning Board Assistant

Date 8/15/18

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