



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

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File No. 2019-011

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision Plan of Joshua W. & Jessica L. Edwards, Tax Map/Lot #2/151, Dougherty Lane & Tucker Mill Road, in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on July 28, 2020, on the motion(s):

- I **MOVE** to approve the Minor Subdivision Plan/2 lots, for Joshua W. & Jessica L. Edwards, Tax Map/Lot #2/151, Dougherty Lane & Tucker Mill Road, 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.
2. Submission of a suitable mylar for recording at the HCRD.
3. Digital plat data shall be submitted per Subdivision Regulations Section IV-F, 3.
4. Submission of Conservation Easement language, subject to final review and approval by Town Counsel, which cost shall be borne by the Applicant.
5. Execution of a Subdivision Agreement regarding the conditions subsequent, if any.
6. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
7. 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.
8. Submission of a Pre-Engineered Individual Stormwater Management Plan and ISWMP bond worksheet for Tax Map/Lot #2/151-1, for the Planning Board's review and approval. At the time a building permit is applied for, if critical areas are to be disturbed beyond those shown on the Pre-Engineered Individual Stormwater Management Plan, revised Individual Stormwater Management Plan shall be prepared and submitted for approval. In any event, the bonds for the Individual Stormwater Management Plans must be submitted prior to issuance of a building permit.

The deadline date for compliance with the condition's precedent shall be **OCTOBER 31, 2020**, 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 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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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.


Nadine Scholes
Planning Board Assistant


Date

NS/