



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

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File No. 2019-013

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision/3 Lots, for the Walter Houghton Revocable Trust, Tax Map/Lot #5/32, Weare Road (NH Route 77), in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on February 11, 2020, on the motion(s):

- I **MOVE** to approve the Minor Subdivision/3 Lots, for the Walter Houghton Revocable Trust, Tax Map/Lot #5/32, Weare Road (NH Route 77), subject to:

CONDITIONS PRECEDENT:

1. Compliance with Town Engineer's Final Technical Review Response.
2. 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;
3. Submission of a suitable mylar for recording at the HCRD;
4. Digital plat data shall be submitted per Subdivision Regulations Section IV-F, 3.
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 Adherence 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 condition 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.
7. Submission of any outstanding fees related to the subdivision application or recording of documents at the HCRD.
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 condition's precedent shall be **AUGUST 11, 2020**, 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:
Bounds Set & Recording of Subdivision 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:
Installation of foundation.


Nadine Scholes
Planning Board Assistant

02/12/2020
Date

NS/