



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

Page 1 of 2

File No. 2023-003

**NOTICE OF DECISION - Conditional Approval
Planning Board, Town of New Boston**

You are hereby notified that the Minor Subdivision/Lot Line Adjustment, for Bradford A. & Karin M. Knight (Owner) and Lillian M. Young (Owner), Tax Map/Lot(s) #16/18 & #16/21, 3 Valley View Road and 9 High Street in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on February 14, 2023, on the motion(s):

-I **MOVE** to approve the Minor Subdivision/LLA Plan for Bradford A. & Karin M. Knight & Lillian M. Young, Tax Map/Lot #'s 16/18 & 16/21, 3 Valley View Road & 9 High Street, based on the:

FINDING OF FACTS: The Planning Board finds that based on the application being granted a Variance from the Zoning Board of Adjustment on 01/27/2023, to adjust the lot lines to the areas as depicted and shown on the plan entitled ZBA Variance Plan, dated December 22, 2022, of which complies with this Lot Line Adjustment plan dated January 20, 2023, attached to this application.,
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 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 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 **(April 14, 2023)**, 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.

Sonya Fournier- Mitchell 2/15/23
Sonya Fournier-Mitchell Date
Community Development Assistant

The subdivider shall acknowledge receipt of the Notice of Decision and acceptance of all provisions set forth therein and shall return a signed copy of same to the Board for its records. Until such acknowledgement and acceptance has been filed with the Board, no further action shall be taken with regard to the final plat. Failure to acknowledge receipt of the Notice of Decision and acceptance within ninety (90) days of the Board's mailing will cause its approval to lapse.

SFM/