



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

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File No. 2023-004

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

You are hereby notified that Major Subdivision/Lot Line Adjustment, for Louis G., II & Trudy M. Nixon, Tax Map/Lot(s) #7/58 & #7/58-1, Lyndeborough Road in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on February 28, 2023, on the motion(s):

-I **MOVE** to approve the Major Subdivision/Lot Line Adjustment, for Louis G., II & Trudy M. Nixon, Tax Map/Lot(s) #7/58 & #7/58-1, Lyndeborough Road in the Town of New Boston, NH, based on the:

**FINDING OF FACTS:** The Planning Board finds that this application complies with all zoning ordinances and subdivision regulations after waivers were granted, **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 a suitable 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 conditions precedent shall be (**APRIL 28, 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 the Planning Board may convene a hearing under RSA 676:4-a to revoke the approval.

<u><i>Sonya Fournier- Mitchell</i></u>	<u>3/1/23</u>
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.

_____ Louis G. Nixon II Owner	_____ Date	_____ Trudy M. Nixon Owner	_____ Date
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