



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

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File No. N2019-012

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan Application, for Rag Reality, LLC, made by Emily Shellenberger, d/b/a Live Bee, or Die Farm, to operate retail flower store, from the existing barn, located on Tax Map/Lot #6/40-1, 7 Byam Road, has been conditionally approved by majority vote of the members of the Planning Board on October 22, 2019, on the motion(s):

I **MOVE** to approve the site plan, for Rag Reality, LLC, d/b/a Live Bee, or Die Farm, to operate a retail flower store from the existing barn, located on Tax Map/Lot #6/40-1, 7 Byam Road subject to:

CONDITIONS PRECEDENT:

1. Submission of a minimum of four (4) revised site plans that include all of the checklist corrections and any corrections as noted at this hearing;
2. Execution of a Site Review Agreement.

The deadline for complying with the conditions precedent shall be **OCTOBER 31, 2019**, 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 prior to that date; the applicant is hereby put on notice that the Planning Board may convene a hearing pursuant to RSA 676:4-a to revoke the approval.

CONDITIONS SUBSEQUENT:

1. All site improvements are to be completed as per the approved site plans.
2. The Town of New Boston Planning Department shall be notified by the applicant that all improvements have been completed and are ready for final inspection.
3. Any outstanding fees related to the site plan application compliance shall be submitted;
4. Compliance shall be determined administratively, prior to releasing the hold on the issuance of any Permit to Operate/Certificate of Occupancy, or both. It is the applicant's responsibility to apply to the Building Department for a Permit to Operate/Certificate of Occupancy. No occupancy/use shall be permitted until the site improvements as noted have been completed, and the site inspected to confirm compliance.



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The deadline for complying with the Conditions Subsequent shall be **NOVEMBER 22, 2019**, the confirmation of which shall be determined administratively as described in item 4 above.

Nadine Scholes 10/23/19
Nadine Scholes Date
Planning Board Assistant

NS/