



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

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File No. N2020-004

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Non-Residential Site Plan, for Sizemore Truck & Auto, for expansion of the vehicle/equipment sales and service business, to include a new building, from property on 150 Weare Road (NH Route 77), Tax Map/Lot #5/29-1, has been conditionally approved by majority vote of the members of the Planning Board on October 27, 2020, on the motion(s):

I **MOVE** to approve the site plan, for Sizemore Truck & Auto, for expansion of the vehicle/equipment sales and service business, to include a new building, from property on 150 Weare Road (NH Route 77), Tax Map/Lot #5/29-1, subject to the following conditions:

CONDITIONS PRECEDENT:

1. Submission of a minimum of three (3) copies of the revised site plan that include all checklist corrections, waivers and any agreed-upon conditions from this hearing; **(to include a note on the plan regarding installation of a NFPA 72 Compliant Fire Alarm System)**;
2. Execution of a Site Review Agreement regarding the condition(s) subsequent;
3. Submission of any outstanding Site Plan application fees, if any.

The deadline for complying with the condition(s) precedent shall be **DECEMBER 30, 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 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.

CONDITION(S) SUBSEQUENT:

1. All of the site improvements are to be completed per the approved site plan;
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, prior to scheduling a compliance hearing on those improvements, a minimum of three (3) weeks prior to the anticipated date of compliance hearing and opening of the business on the site;
3. Any outstanding fees related to the site plan application compliance shall be submitted prior to the compliance hearing;

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4. A compliance hearing shall be held to determine that the site improvements have been satisfactorily completed, prior to releasing the hold on the issuance of Permit to Operate or Certificate of Occupancy, or both. The business cannot be operated until the compliance hearing has been held, and an affirmative finding made by the Planning Board.

The deadline for complying with the Conditions Subsequent shall be **NOVEMBER 30, 2022**, the confirmation of which shall be determined at a compliance hearing on same as described in item 4 above.

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:
Tree clearing and grading
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 footings/wall foundation.


Nadine Scholes
Planning Board Assistant

10/29/2020
Date

NS/