



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

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File No. 2023-001

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

You are hereby notified that the Major Subdivision Plan/6 Lots, for the Thibeault Corporation of New England, Tax Map/Lot #6/40, River and Byam Roads, 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 Major Subdivision Plan/6 Lots, for the Thibeault Corporation of New England, Tax Map/Lot #6/40, River and Byam Roads, 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 for USDA SCS Soils rather than Site Specific soils, traffic, fiscal and environmental studies 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 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 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 condition's precedent shall be **(February 14, 2025)**, 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 2/15/2023
Sonya Fournier-Mitchell Date
Community Development Assistant

SFM/