

**NOTICE OF DECISION**  
**ZONING BOARD OF ADJUSTMENT**  
**TOWN OF NEW BOSTON, NEW HAMPSHIRE**

Case No: 2021-4

Map/Lot #17/13  
55 River Road

You are hereby notified that the appeal of Jennifer & Joshua Strout, regarding, Article II, Section 204.4, for a **'VARIANCE'** to permit conversion of two (2) existing units, previously utilized for commercial use, into two (2) residential units, in an existing two (2) family dwelling, for property owned by Paul J. McGuire, located at 55 River Road, Tax Map/Lot #17/13, in the Residential-Agricultural 'R-A' District, has been **GRANTED**, by the affirmative vote of at least three members of the Zoning Board of Adjustment, at the Public Hearing held on August 17, 2021, subject to:

CONDITIONS:

1. The applicant shall forthwith apply for a Non-Residential Site Plan Review with the Planning Board, prior to building permits and/or Certificate of Occupancies being issued for the residential uses granted by this Variance.
2. A Non-Residential Site Plan Application shall be submitted and approved no later than August 17, 2022, or the variance shall be void.

\_\_\_\_\_  
Michael Dahlberg  
Acting Chairman

8-20-2021

\_\_\_\_\_  
Date

Note: The Selectmen, any party to the action or any person affected has a right to appeal this decision within 30 days. See New Hampshire Revised Statutes Annotated, chapter 667, available at the Town Office. This notice has been placed on file and made available for the public inspection in the records of the ZBA on 08/17/2021. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen and Building Inspector.