



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

Page 1 of 2

File No. 2022-003

**NOTICE OF DECISION - Conditional Approval**

**Planning Board, Town of New Boston**

You are hereby notified that the Major Subdivision Plan/3 Lots, for the E.F. Deroeth 1992 Trust, Tax Map/Lot #1/50, Colburn and Francestown Roads, in the Town of New Boston, NH., has been conditionally approved by majority vote of the members of the Planning Board on May 24, 2022, on the motion(s):

I **MOVE** to approve the Major Subdivision Plan/3 Lots, for the E.F. Deroeth 1992 Trust, Tax Map/Lot #1/50, Colburn and Francestown Roads, in the Town of New Boston, NH., subject to the following conditions:

**CONDITIONS PRECEDENT:**

1. Submission of a minimum of four (4) blue/blackline copies of the revised plat, including all checklist corrections, notes of waivers granted, and any additions and/or corrections as noted at this hearing.
2. Submission of a suitable mylar for recording at the HCRD.
3. Digital plat data shall be submitted per Subdivision Regulations Section IV-F, 3.
4. Submission and Approval of the Declaration of Covenants and Restrictions and deed language, re: Fire Fighting Water Supply. The cost of recording at the HCRD shall be borne by the applicant.
5. Submission of a Certificate of Bounds Set, and the appropriate fee for recording same with the HCRD. (If necessary.)
6. An 'Individual Stormwater Management Plan' (ISWMP) to be submitted prior to the issuance of a building permit, will be required for land disturbance or development in 'Critical Areas' (both those designated on the plan or created during development). For building permits requiring an ISWMP, Certificates of Occupancy will only be issued after receipt of a 'Stormwater Management Plan Adherence Statement' as specified in the New Boston Subdivision Regulations."
7. Deeds for each lot shall have the following statement: "The property herein described is subject to the following condition as described in the recorded subdivision plan referenced above: A Stormwater Management Plan will be required prior to the issuance of a building permit if any land is to be disturbed in the designated or created Critical Areas.
8. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
9. 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.



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

Page 2 of 2

File No. 2022-003

**NOTICE OF DECISION - Conditional Approval**

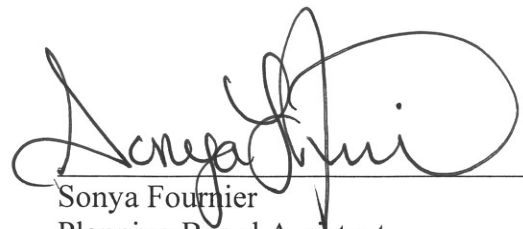
**Planning Board, Town of New Boston**

The deadline date for compliance with the condition's precedent shall be **May 24, 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.

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.

**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: **Installation of Driveway Aprons.**
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 Foundations.**

  
Sonya Fournier  
Planning Board Assistant

5/25/22  
Date

SF/