



# Town of New Boston

PLANNING BOARD

PO BOX 250 • 7 MEETINGHOUSE HILL ROAD • NEW BOSTON, NH 03070

## APPLICATION FOR CONDITIONAL USE PERMIT FOR NON-CONFORMING LOTS

Date: \_\_\_\_\_

File No: \_\_\_\_\_

Application is submitted to request permission to erect a structure within the Wetlands and Stream Corridor Conservation District.

1. Location: Tax Map/Lot Number: \_\_\_\_\_ / \_\_\_\_\_  
Property Address: \_\_\_\_\_
2. Property Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Town: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Applicant/Agent's Name (if different from above): \_\_\_\_\_  
Address: \_\_\_\_\_ Town: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_
4. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is not sufficient.

A CONDITIONAL USE PERMIT FOR NON-CONFORMING LOTS may be granted by the Planning Board for the erection of a structure within the Wetlands and Stream Corridor Conservation District on vacant lots provided that all of the following conditions are found to exist. Please submit the facts supporting this application in respect to the following :

- a. The lot for which the Conditional Use Permit is sought is an official lot of record, as recorded in the Hillsborough County Registry of Deeds, prior to the date on which this amendment was posted and published in the Town. (December 8, 2006.)

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- b. The use for which the Conditional Use Permit is sought cannot feasibly be carried out on a portion or portions of the lot which are outside the Wetlands and Stream Corridor Conservation District.

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- c. Due to the provisions of the Wetlands and Stream Corridor Conservation District, no reasonable and economically viable use of the lot can be made without the Conditional Use Permit.

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- d. The design and construction of the proposed use will, to the extent practical, be consistent with the purpose and intent of Section 204.6 of the Town of New Boston Zoning Ordinance.

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- e. The proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reason.

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5. Submission Items:

- a. Three (3) copies of a site plan shall be required showing the following information:

	<u>Item Submitted</u>	<u>Planning Board</u>
* Location of property, main traffic arteries and other roads including private roads	_____	_____
* Location of proposed construction	_____	_____
* The written scale of the map (e.g 1"=40'), north arrow, and date of map preparation	_____	_____
* Boundary lines of the subject property	_____	_____
* The size, shape, height and location of proposed structures	_____	_____
* Natural features such as streams, marshes, lakes or ponds. Manmade features such as, but not limited to, existing or proposed roads and structures. Such map shall indicate which of such features are to be proposed, retained, and which are to be removed or altered	_____	_____
* The size and location of all existing public and private utilities (including septic systems and wells), if applicable	_____	_____
* The 100-year flood elevation line shall be included when applicable	_____	_____
* Existing and proposed grades, drainage systems, structures and topographic contours at intervals not exceeding five feet	_____	_____
* Soils information as designated and defined by the Hillsborough County Soils Conservation Service	_____	_____

- b. Three (3) copies of a construction design plan, showing the following information:

* Area of encroachment into the Wetlands Conservation and Stream Corridor District	_____	_____
* Size, shape, and height of proposed structure(s)	_____	_____
* Construction details, as well as a construction sequence, including, but not limited to temporary and/or permanent erosion control measures	_____	_____



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The undersigned understand(s) that the Office of the New Boston Planning Board must have on file a completed application with all required submissions at least **21 days** prior to the regularly scheduled meeting at which it is intended for submission.

This application is submitted, this date, to the New Boston Planning Board, in conjunction with the required information and applicable fees.

I/we am/are requesting that the application be scheduled for a public hearing by the Planning Board within thirty (30) days from the receipt date.

Signed: \_\_\_\_\_ (applicant) Date: \_\_\_\_\_

Signed: \_\_\_\_\_ (property owner) Date: \_\_\_\_\_

Signed: \_\_\_\_\_ (agent) Date: \_\_\_\_\_

**Authorization to enter subject property**

I hereby authorize members of the New Boston Planning Board, Conservation Commission, Planning Department, and other pertinent Town departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: \_\_\_\_\_ Date: \_\_\_\_\_