



Town of New Boston

PLANNING BOARD

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

APPLICATION FOR CONDITIONAL USE PERMIT & SITE PLAN REVIEW OUTDOOR EVENT VENUE

Application is submitted for Conditional Use Permit & Non-Residential Site Plan Review to operate an Outdoor Event Venue.

Check One:

- New Application
- Renewal / Amendment

Date: _____

Permit/File No: _____

Check One:

- Minor Outdoor Event Venue:** 1 – 49 attendees **and SIX OR LESS EVENTS** per year.
 - Site Plan can be hand drawn or prepared by a Licensed Professional
- Major Outdoor Event Venue:** 50+ attendees **and/or MORE THAN SIX EVENTS** per year.
 - Site Plan to be Prepared by a Licensed Professional
 - Minimum Lot Size: 10 acres
 - Emergency Management Plan Required for each event

1. Location for Proposed Outdoor Event Venue:

Property Address: _____

Tax Map/Lot Number: _____ / _____ Zoning District: _____

2. Property Owner's Name: _____

Address: _____ Town: _____ Zip: _____

Phone: _____ Email: _____

3. Applicant/Agent's Name (if different from above): _____

Address: _____ Town: _____ Zip: _____

Phone: _____ Email: _____

4. Before the Planning Board considers the approval of an application for a Conditional Use Permit, the applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been met:

- a. That there will be no substantial adverse impacts resulting from the proposed use upon the public health, safety and general welfare of the neighborhood and the Town of New Boston.

- b. That the proposed use will not be a more intense use to nearby properties by reason of noise, dust, fumes, vibration, or lighting than any use of the property permitted under the existing Zoning District Ordinances.

- c. That the proposed use will not adversely affect the ground water resource of the Town of New Boston.



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d. That neighborhood and rural character is considered.

5. Have the names and addresses of all abutters as shown in Town records within the 5-day period immediately preceding the filing date been submitted on a separate sheet? Y N

6. What is the present use of the property? (See Zoning Ordinance – Section 204) _____

7. Number of employees: Currently: _____ Proposed: _____

8. Gross square feet proposed for Outdoor Event Venue:

Land Only: _____ Structures/Accessory Buildings: _____ Parking Area: _____

9. Please submit the facts supporting this application in respect to the following, either as part of the required site plan or in a separate narrative report:

a. Describe the proposed type(s) of events, size and frequency.

b. Location and description of all event activities including the use of any onsite accessory structures and/or buildings. *All tents of 400 sq. ft. or larger will require a tent permit obtained by the Fire Inspector.

c. Explain how sound levels will be monitored, if sound systems will be used and how levels will be controlled below the maximum allowed decibel level of 75 dBA. The decibel reading shall be measured at your property line closest to the nearest abutting residence.

d. Location and description of all proposed parking areas and what provisions would be utilized to keep parking orderly and off the public right-of-way.

e. Explain how sanitary facilities will be addressed during events.



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Annual Renewal & Amendments

*******Permit for Outdoor Event Venue will be valid for one year and requires a review hearing to be renewed**

- Permit holders wishing to renew permit and/or alter the size, number of events, and/or any other items that require an amendment to the approved site plan, **shall apply** for a renewal or amendment, following the same procedures as those required for the original permit.

I/We have read the Site Plan Review Regulations, Driveway Regulations and the New Boston Zoning Ordinance, and agree to be bound by them and all applicable State, Federal, and Local laws and regulations. We also agree not to sell, transfer or encumber the subject property without written notification to and agreement by the Town while this application is pending. We understand that failure to comply with this agreement or the applicable regulations, ordinances, and laws may result in revocation of or denial of approvals or permits by the Town.

_____	_____	_____
(Applicant/Agent’s Signature)	(Print or type)	(Date)
_____	_____	_____
(Property Owner’s Signature)	(Print or type)	(Date)
_____	_____	_____
(Property Owner’s Signature)	(Print or type)	(Date)

The undersigned applicant hereby submits to the New Boston Planning Board a completed application required by the Town of New Boston Site Plan Review Regulations and respectfully requests the Board’s approval of the said application. In consideration of approval and the privileges afforded thereby, the applicant(s), owner(s), and agent(s) hereby agree:

1. To carry out the improvements agreed upon and as shown and intended to said plan, including any additional work necessitated by unforeseen conditions, which become apparent during construction.
2. To provide and install standard street signs as approved by the Town for all street intersections.
3. To give the Town, on demand, proper deeds for land or right-of-way(s) reserved on the plan for street, drainage or other purposes, as agreed upon.
4. To hold the Town harmless for any obligation it may incur, or repairs it may have to make because of my/our failure to carry out any of the foregoing provisions, including payment of all attorneys’ fees and expenses resulting from enforcement action required by a violations of the agreements contained in this application, or local zoning ordinances or regulations, or state and federal law.
5. To make no changes what-so-ever in the plan as approved by the Board unless a revised plan is first submitted and approved by the Board.

I/We, as the property owner(s), hereby designate/authorize _____ (name) as the person to whom all communications to the applicant are to be addressed and to whom legal process may be served in connection with any proceedings arising out of this agreement and/or to serve as our agent and as an applicant before the New Boston Planning Board for the site plan which is the subject of this application.

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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 as outlined in the Site Plan Review Regulations at least **21 days** prior to the regularly scheduled meeting at which is it intended for submission.

This application is submitted, this date, to the New Boston Planning Board, in conjunction with the site plan 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: _____ (owner) Date: _____

Signed: _____ (owner) Date: _____

Signed: _____ (applicant/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 evaluation 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: _____

Revise 03/31/23