



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

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File No. 2024-012

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

You are hereby notified that the Major Subdivision Plan/2 Lots, for Thibeault Corporation of New England, Tax Map/Lot #6/40, River Road, in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on September 10, 2024, on the motion(s):

I **MOVE** to approve the Major Subdivision Plan/2 Lots, for Thibeault Corporation of New England, Tax Map/Lot #6/40, River Road, 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 traffic, fiscal, environmental and soil maps 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. Submission of Declaration of Covenants and Restrictions regarding sprinkler systems.
4. Submission of sample deed language regarding sprinkler systems.
5. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
6. Submission, review and approval of legal documents as discussed at this hearing, and deeds of easement, regarding common driveway.
7. Submission of approved NHDOT Driveway Permit.
8. 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 **(September 10, 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.

Sonya Fournier- Mitchell *9/11/2024*

Sonya Fournier-Mitchell Date
Community Development Assistant

SFM/