



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

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File No. 2025-014

**NOTICE OF DECISION - Conditional Approval**

**Planning Board, Town of New Boston**

You are hereby notified that the Minor Subdivision Plan/one new lot, for Nicholas & Marie Hayden, for Tax Map/Lot # 4/63, Thornton and Clark Hill Roads, in the Town of New Boston, NH., has been conditionally approved by majority vote of the members of the Planning Board on September 9, 2025, on the motion(s):

- I **MOVE** to approve the Minor Subdivision Plan/one new lot, for Nicholas & Marie Hayden, for Tax Map/Lot # 4/63, Thornton and Clark Hill Roads, subject to and based on: **FINDING OF FACTS:** The Planning Board finds that this application complies with all zoning ordinances and subdivision regulations after waivers 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. Any outstanding fees.

The deadline date for compliance with the conditions precedent shall be **December 9, 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 the Planning Board may convene a hearing under RSA 676:4-a to revoke the approval.

**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:  
Driveway apron brought to subgrade.
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:  
Completion of 50' of driveway.

*Sonya Fournier-Mitchell*      09/15/2025

Sonya Fournier-Mitchell      Date  
Community Development Assistant