



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

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File No. N2024-001

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

- You are hereby notified that the Conditional Use Permit site plan for Chestnut Hill Road, LLC, to add an additional 23,030, sq foot building to the site for Light Industry/ manufacturing of medical components from property on Tax Map/Lot #15/32-5, Chestnut Hill Road, has been conditionally approved by majority vote of the members of the Planning Board on June 11, 2024, on the motion(s):
- **IMOVE** to approve the Conditional Use Permit and approve the site plan for Chestnut Hill Road, LLC, to add an additional 23,030, sq foot building to the site for Light Industry manufacturing of medical components from property on Tax Map/Lot #15/32-5, Chestnut Hill Road, and grant a 1-year permit (after which time a review of compliance shall be conducted to approve further extensions to the permit), based on:
- **FINDING OF FACTS:** The Application complies with the Conditional Use Permit Criteria and complies with all Non-Residential Site Plan Review Regulations, **SUBJECT TO:**

CONDITION(S) PRECEDENT:

1. Submission of a minimum of four (4) revised site plans that include all of the checklist corrections and any corrections as noted at this hearing.
2. Posting of the Site Bond in an amount as approved by the Town Engineer and in the form of cash or a LOC.
3. Submission of legal documents, re: FFWS Declaration of Covenants and Restrictions and easement language, for Town Counsel review.
5. Submission of revised DOT driveway permit.
3. A final Profile of the proposed Building Plan
4. Execution of a Site Review Agreement.
5. Any and all outstanding Technical Review Comments to be worked out with the Town Engineer, including landscaping.
6. Fire Fighting Water Supply Plan and all related items i.e.: plans, engineering etc. to be finalized and approved through the Board of Fire Wards and the Town Engineer.
7. Submission of any outstanding fees.

The deadline for complying with the condition's precedent shall be **(June 11, 2025)**, the 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 prior to that date, the applicant is hereby put on notice that the Planning Board may convene a hearing pursuant to RSA 676:4-a to revoke the approval.



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CONDITION(S) SUBSEQUENT:

1. All site improvements are to be completed as per the approved site plans;
2. The Town of New Boston Planning Department shall be notified by the applicant that all improvements have been completed, and are ready for final inspection, prior to scheduling a compliance hearing on those improvements, a minimum of three (3) weeks prior to the anticipated date of compliance hearing;
3. Submission of as-built plans and a statement from an engineer, preferably the design engineer, certifying that the improvements were constructed in accordance with the approved plans;
4. Any outstanding fees related to the site plan application compliance shall be submitted.
5. A compliance hearing shall be held to determine that the site improvements have been satisfactorily completed, prior to releasing the hold on the issuance of any Permit to Operate/Certificate of Occupancy, or both. No occupancy/use of the warehouse shall be permitted until the site improvements as noted have been completed, and a site inspection and compliance hearing held.

The deadline for complying with the Conditions Subsequent shall be **(June 11, 2027)**, the confirmation of which shall be determined at a compliance hearing as noted in item #4 above.

Sonya Fournier-Mitchell **6/11/24**

Sonya Fournier-Mitchell Date
Community Development Assistant

SLFM/