



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

Page 1

File No. N2024-016

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

- You are hereby notified that the Non-Residential site plan for Finn's Motorsports, LLC, WCF Realty, LLC, applicant, to amend existing the site plan, to allow sales to be added to the existing parts, repair, service business, located on Tax Map/Lot #3/150, 636 North Mast Road., has been conditionally approved by majority vote of the members of the Planning Board on December 10, 2024, on the motion(s):

**I MOVE** to approve the site plan amendments for WCF Realty, LLC, to allow sales to be added to the existing parts, repair, service business from property located on Tax Map/Lot #3/150, located at 636 North Mast Road, subject to:

**CONDITIONS PRECEDENT:**

1. Submission of a minimum of three (3) copies of the revised site plan that include all checklist corrections, waivers and any agreed-upon conditions from this hearing.
2. Execution of an acknowledgement of conditions to be attached to existing approved Site Plan that was originally approved on April 25, 1983, revised June 20, 1996.
3. Execution of the amendments letter as discussed and approved at this hearing.
3. Submission of any outstanding Site Plan application fees.

The deadline for complying with the condition(s) precedent shall be (**February 10, 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.

*Sonya Fournier-Mitchell*      **12/11/24**

---

Sonya Fournier-Mitchell      Date  
Community Development Assistant

SLFM/