



*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 Minor Subdivision plan/ 2 lots, for Heidi Akerman, Tax Map/Lot #1/12, Bunker Hill and Saunders Hill Roads, in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on May 14, 2024, on the motion(s):

-I **MOVE** to approve the Minor Subdivision Plan/2 Lots for Heidi Akerman, Tax Map/Lot #1/12, Bunker Hill and Saunders 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. Standard Town of New Boston Subdivision notes to be added and waivers granted note to be added.
3. Submission of a suitable mylar for recording at the HCRD.
4. Submission of State Subdivision approval prior to any documents being signed and or recorded.
5. Submission and approval of the language of the Declaration of Use Covenants and Restrictions regarding the installation of sprinkler systems in each house in the subdivision and Sample Deed language that would incorporate that requirement, by Town Counsel, the cost of which shall be borne by the applicant, **if required**.
6. Submission of executed Declaration of Use Covenants and Restrictions regarding sprinkler systems. The cost of recording at the HCRD shall be borne by the applicant, **if applicable**
7. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
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 conditions precedent shall be (**July 14, 2024**), 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.



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**CONDITIONS SUBSEQUENT:**

1. Sprinkler systems shall be installed, inspected, tested and approved by the New Boston Board of Fire Wards or their designee before the occupancy of any dwelling in the approved subdivision, **if required**.

*Sonya Fournier- Mitchell*

Sonya Fournier-Mitchell  
Community Development Assistant

5/14/24

Date