



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

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File No. 2024-014

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

You are hereby notified that the Minor Subdivision/Lot Line Adjustment, for Warren & Rita C. Houghton (Owner) and Susan Ranger & Heidi Newbold (Owner), Tax Map/Lot(s) #11/5 & #11/6, Lyndeborough & Mont Vernon Roads, in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on October 22, 2024, on the motion(s):

-I **MOVE** to approve Minor Subdivision/Lot Line Adjustment, for Warren & Rita C. Houghton (Owner) and Susan Ranger & Heidi Newbold (Owner), Tax Map/Lot(s) #11/5 & #11/6, Lyndeborough & Mont Vernon Roads, 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 have been 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. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
4. 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 **(December 22, 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 that the Planning Board may convene a hearing under RSA 676:4-a to revoke the approval.

The applicants are further put on notice that this subdivision approval constitutes recognition that the lot configurations are in conformance with local land use regulations. To complete the subdivision, deeds must be transferred.

<u>Sonya Fournier- Mitchell</u>	<u>10/23/24</u>
Sonya Fournier-Mitchell	Date
Community Development Assistant	

The subdivider shall acknowledge receipt of the Notice of Decision and acceptance of all provisions set forth therein and shall return a signed copy of same to the Board for its records. Until such acknowledgement and acceptance has been filed with the Board, no further action shall be taken with regard to the final plat. Failure to acknowledge receipt of the Notice of Decision and acceptance within ninety (90) days of the Board's mailing will cause its approval to lapse.