



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

Page 1

File No. 2025-004

NOTICE OF DECISION - Conditional Approval

Planning Board, Town of New Boston

You are hereby notified that the Minor Subdivision/Lot Line Adjustment, for Robert R. Kelly (Owner) and Ethan Preston (Applicant), Tax Map/Lot #'s 8/37 & 8/37-3, Weare Road (NH Route 77), in the Town of New Boston, NH, has been conditionally approved by majority vote of the members of the Planning Board on April 8, 2025, on the motion(s):

-I **MOVE** to approve the Minor Subdivision/Lot Line Adjustment, for Robert R. Kelly (Owner) and Ethan Preston (Applicant), Tax Map/Lot #'s 8/37 & 8/37-3, Weare Road (NH Route 77), 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 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. Payment of any outstanding fees related to the subdivision application and/or the recording of documents with the HCRD (if necessary).
4. Submission of executed Declaration of use Covenants and Restrictions regarding sprinkler systems. The cost of the recording shall be borne by the applicant.
5. Execution of a Subdivision Agreement regarding the conditions subsequent.
6. 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 for compliance with the conditions' precedent shall be **JUNE 08, 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 that the Planning Board may convene a hearing under RSA 676:4-a to revoke the approval.

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.



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

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:
Installation of the driveway cuts off State ROW.
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:
Installation of 300' of driveway access to building site shown on plan.

Shannon MacKay *04/14/2025*

Shannon MacKay Date
Community Development Director

SM/