

Newton Planning Board  
2 Town Hall Road  
Newton, NH 03858  
(603) 382-4405 X315



30, November 2023

Dear Mr. Ryan,

Attached is the Notice of Decision for your 7-Lot Subdivision. It is based on the Planning Board decision of November 28<sup>th</sup>, 2023. Please submit your Mylars as soon as possible so they can be reviewed, signed, and recorded, as well as the Homeowner's Association documents, The Town liability release and new deeds will have to be drafted to comply with the new plan. The assessment card cannot be changed until the new deeds have been recorded. Please note that no permits will be issued until the Mylars, and related documents have been recorded.

Please note that the new driveways may be required to meet the "residential fire department access guidelines" that fall under NFPA 1 as adopted by the NH State Fire Code.

Unless otherwise specified within the notice, you have six months to comply with the Conditions Precedent. If the conditions are not met within six months, the conditional approval shall lapse, unless a mutually agreeable extension has been granted by the Board. Extensions may be granted only if there have been no amendments to the Zoning Ordinance or regulations which would render the plan non-conforming, and if all other required permits are still valid.

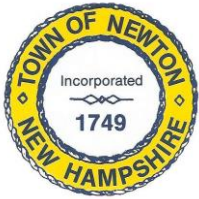
Conditions Subsequent (if listed on your Notice of Decision) are conditions that deal with restrictions on the use of the new lots; safeguards that must be observed during its use; or paperwork that must be supplied.

Thank you,

Signed copy in the Planning Board Office

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Dennis Moran, Chair  
Newton Planning Board



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Newton, NH 03858



## Notice of Decision

With the granting of the requested waivers:

1. to Subdivision Regulation Appendix B requiring a Local Service roadway to have a Maximum Gradient of 8% to 10%.
2. to Subdivision Regulation Appendix B requiring a minimum pavement width of 24 feet to 20 feet.
3. to Subdivision Regulation Appendix B requiring a minimum shoulder width of 4 feet to 2 feet.
4. to Subdivision Regulation Appendix B requiring a grade of -1% within 100 feet an intersection to -2% for the first 25 feet then transition with a 50-foot vertical curve.

The Newton, NH Planning Board found in fact that the application met the requirements for subdivisions in the Town of Newton and that Justice would be served by approving the application.

The application submitted by ***M. Ryan Norman Of Newton NH*** for a 7-lot Subdivision at ***17 Thornell Road in Newton, NH***. The property is referenced as Tax Map 12, block 1 Lot 4; has been **APPROVED** by a unanimous vote of the Planning Board on November 28<sup>th</sup>, 2023, with the following conditions:

### Conditions Precedent:

1. *Obtain all Federal, State and local permits.*
2. *Legal protections for the Town of Newton and liability waivers must be in place per Site Plan Regulations:*

#### **8.2.4 Driveway, Access, Road Design and Traffic Technical Design Standards**

##### **A. Driveways and Access Points**

#### ***1. Access to Town Roads***

***As part of any waiver request, the applicant shall present language that releases the town from any liability for failure to access any site served by the common driveway with safety vehicles and equipment due to substandard construction,***

*lack of maintenance, negligence on the part of any landowner served by the common driveway, and failure to maintain all season passability. Such language shall be placed on the recorded Mylar.*

**4. Private Roads**

*Private streets serving developments shall remain in private ownership and the developer shall provide legal instruments to insure their continued maintenance and ownership. All private roads shall comply with these and other town regulations relating to construction and maintenance.*

- 3. Submit a recordable Mylar and wet signed copies of the Legal Protections, and the Homeowner's Association (to be recorded contemporaneously).**
- 4. Mylars to have all professional stamps.**
- 5. Set the bound points.**

Signed copy in the Planning Board Office

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*Dennis Moran*, Chair  
Newton Planning Board  
November 30, 2023

cc:

**M. Ryan Norman**  
Conservation Commission  
Board of Selectmen  
Assessor's Office  
Board of Appeals  
Health Department  
Building Department  
Police Department  
Fire Department  
PB Files