

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



16, February 2023

Dear Mr. & Ms. Enaire,

Attached is the Notice of Decision for your 2-Lot Subdivision. It is based on the Planning Board decision of February 14th, 2023. Please submit your Mylars as soon as possible so they can be reviewed, signed, and recorded, new deeds will have to be drafted to comply with the new plan. The assessment card(s) cannot be changed until the new deeds have been recorded. Please note that no permits will be issued until the Mylars, and deeds have been recorded.

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

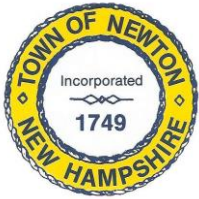
Unless otherwise specified within the notice, you have six months to comply with the Conditions Precedent. If the conditions are not met within six months, the conditional approval shall lapse, unless a mutually agreeable extension has been granted by the Board. Extensions may be granted only if there 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

Dennis Moran, Chair
Newton Planning Board



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With the granting of the requested waiver to Subdivision Regulation 8.3.3 Lot Shape And Size Regulation, The Newton Planning Board for in fact that the application was complete and met the requirements for subdivisions in the Town of Newton.

The application submitted by **Joseph and Dianne Enaire** of Newton, NH, for a **2-Lot Subdivision at 50 Pond St, Newton NH**. The property is referenced as **Tax Map 5, Block 4, Lot 1**, has been **APPROVED** by a unanimous vote of the Planning Board on February 14th, 2023, with the following conditions:

Conditions Precedent:

1. Set the Bounds.
2. Supply recordable Mylars.

Conditions Subsequent:

3. Supply copies of recorded deeds.

Signed copy in the Planning Board Office

Dennis Moran, Chair
Newton Planning Board
February 16, 2023

cc:

Joseph and Dianne Enaire
Conservation Commission
Board of Selectmen
Assessor's Office
Board of Appeals
Health Department
Building Department
Police Department
Fire Department
PB Files