

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



29, June 2023

Dear Mr. Silvia & Ms. Guerrieo,

Attached is the Notice of Decision for your Conditional Use – Non-Retail Home Based Business application. It is based on the Planning Board decision of June 27, 2023. It will be recorded at the Rockingham Registry of Deeds. The Planning Board has rendered a decision to allow the use for the proposed business and does not address State and Local Permits

Your next step would be to meet with the Newton Building Inspector for your Business Occupancy Permit. Modifications may be required prior to the Building Department granting the Business Occupancy Permit.

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 or Ongoing (as listed on your Notice of Decision) are conditions that deal with ongoing restrictions on the new use of the property or safeguards that must be observed during its use.

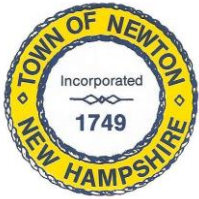
Please note: The conditional use permit for a home-based business expires upon transfer of ownership of the affected property.

Thank you,

Signed copy in the Planning Board Office

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Dennis Moran, Chair  
Newton Planning Board



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2 Town Hall Road  
Newton, NH 03858



## NOTICE OF DECISION

As to the application submitted by ***John Silvia and Ashley Guerrieo*** of Newton, NH for a Conditional Use Permit for 41 Highland Street, Newton NH (**Tax Map 5, Block 4, Lot 20**), allowing a Non-Retail Home-Based Business (**Consulting services**):

The Newton Planning Board found, in fact, that the plan met all of Newton's Zoning Ordinances for a non-Retail Home Based Business and that justice would be served by approving the application. It received conditional approval by a **Unanimous** vote of the Planning Board on **June 27<sup>th</sup>, 2023**, with the following conditions:

### Conditions Precedent:

1. Obtain all State and local permits.

### Conditions Subsequent:

1. No outdoor storage of business-related materials.
2. All business shall take place inside the home or be done off site.
3. Hours of operation shall not detract from the quality of the neighborhood.

Signed copy in the Planning Board Office

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Dennis Moran, Chair  
Newton Planning Board  
June 27<sup>th</sup>, 2023

cc: ***John Silvia and Ashley Guerrieo***

Building Department  
Health Department  
Board of Selectmen  
PB Files

Fire Department  
Conservation Commission  
Assessor's Office  
Police Department  
Board of Appeals