



Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188

October 6, 2023

Planning Board Members

Loren Martin
Chair

Barbara Randall
Vice-Chair

Edward Cherian Jr.
Member

Joshua Crawford
Member

Gary Tillman
Member

Roberta Witham
Member

Lorrie J. Carey
Member Ex-Officio

Bill Bevans
Alternate Ex-Officio

Planning & Community Development Staff

Kellee Jo Easler
Director

Kearsten O'Brien
Deputy Director

Kara Gallagher
Assistant

Ruth Ashby
Clerk

Building & Loan Development, LLC.
23 Bush Hill Road
Kinnelon NJ, 07405

Notice of Decision

At a regularly scheduled and duly noticed meeting of the Boscawen Planning Board on **Tuesday, October 3, 2023**, at 6:30pm, the Board **approved** an application for a 31-Lot Cluster Major Subdivision submitted by **Building and Loan Development, LLC. of 23 Bush Hill Road, Kinnelon NJ, 07405 with a location of Map 94 Lot 23, 477 High Street, located in an AR zone**, with the following conditions and findings of facts:

Finding of Facts:

The application complies with the Town of Boscawen's Zoning Ordinance and Land Development Regulations given the plans presented and waivers granted.

Conditions precedent:

1. Waivers and Conditions of Approval shall be on the final plan;
2. Plan notes regarding easements to state what they are for and whom they benefit;
3. Provide swale whenever there is no curbing.

Conditions subsequent:

1. All state and local permits received;
2. Wells decommissioned and covered;
3. Compliance with any town engineers' requirements regarding the roadway and other public improvements;
4. Impact Fees apply to all lots;
5. USPS approved cluster mailbox and maintained by HOA;
6. Compliance with town counsel regarding any easements, deeds, or legal documents, and paid for by applicant;
7. Easement documents recorded prior to the issuance of any building permits;
8. Existence of an HOA to manage open space, common facilities, and common space;
9. Ensure all areas of improvement are managed by a HOA;
10. Filing of EPA General permit;
11. Applicant to work with Underwood Engineers & Public Works Director on any outstanding roadway & drainage concerns;
12. Inspection fees and Performance Bonds approved by Town Engineer;
13. Compliance with Fire Chief's letter of July 31, 2023.

By Order of the Planning Board,


Loren Martin, Chair

The Town of Boscawen prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status. Boscawen is an equal opportunity employer.