



Town of Boscawen

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

February 13, 2023

Planning Board Members

Mark Varney
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Loren J. Martin
Vice-Chair

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Member

Gary Tillman
Member

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Member

Lorrie J. Carey
Member Ex-Officio

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, February 7, 2023** at 6:30pm, the Board *approved* an Application submitted by **Building & Loan Development LLC, 23 Bush Hill Road Kinnelon, NJ 07405** with a location of **Map 94 Lot 23, 477 High Street, Boscawen NH 03303**, for a **Major Subdivision, 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. All State and Local Permits;
2. Conditions of approval and waivers to be shown on Mylar.

Conditions subsequent:

1. As-Built drawings;
2. If any preservation easements are discovered or required, construction must cease and the NH State Archaeologist must be notified;
3. NFPA-1 requirements for cisterns must be met for the 4-lot subdivision and a design must be stamped by a licensed Fire Protection Engineer before building permits can be issued;
4. Easement for future cistern to be approved by Town Counsel and paid for by applicant;
5. If a common driveway, as shown on 94/23/3 to access 94/23/2 is used, the easement should be recorded at the Merrimack County Registry of Deeds before the issuance of a driveway permit for either lot;
6. Impact Fees Apply.

By Order of the Planning Board,


Mark Varney, Chairman

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.