

NOTICE OF DECISION – COMPLETED APPLICATION

You are hereby notified that the Application of Waterville Company Inc.

To subdivide land located on Tax Map No., 105-031000-000000 and 105-032A00-000000

at Golden Heights Road and Valley Road in the Town of Waterville

Valley, NH has been:

APPROVED

DISAPPROVED

By majority vote of the members of the Planning Board on 7/11/2019

Terry Waite made the following motion to approve the Subdivision application entitled 6-lot Subdivision by the Waterville Company Inc. with the following conditions:

The Applicant will make the following additions to the Final Plat map:

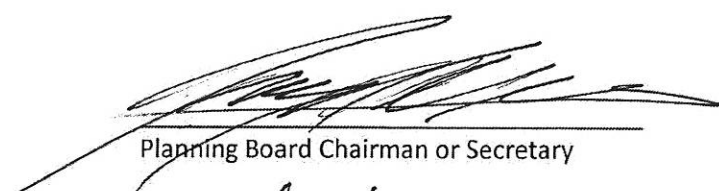
1. Notation of which lot is served by which driveway
2. Notation of owner maintenance responsibilities for the Moose Crossing Right of Way in new lot covenants.
3. Clarification of the 10' trail easement boundaries at the property line of lot 29.3
4. Annotation of the 20' easement between the edge of lot 36.1 and the lower driveway to the west of Golden Heights rd.
5. Annotate the monuments to set the corners at the northwest corner of lot 36.2 and the southeast corner of lot 29.3

Further, the following conditions will be written on the Final Plat map:

1. **Condition Precedent-** the developer, land owners, or home owners association shall be responsible for maintenance and repair of private roadways and common driveways. The applicant shall demonstrate that an entity (e.g. developer, landowners, or home owners association) will be in place having the responsibility and financial substance to ensure maintenance and repair of proposed accesses in a manner which provides safe access for the residents, visitors, delivery, and emergency vehicles. Prior to signing and recording the final plat, the applicant shall provide proposed deed language providing this assurance for review and approval by the Planning Board attorney, and shall reimburse the town for this expense.

2. **Condition Precedent** – Proposed lots 36.1, 36.2, 36.3, 29.2, and 29.3 will not have direct access and frontage on a road approved by the Planning Board and constructed according to town standards but will instead access such a road by use of a common driveway. Therefore, to ensure the will be buildable lots in conformance with RSA 674.41, the final plat will be signed and recorded only after
 - a. The Selectmen have voted to authorize the issuance of building permits for the erection of buildings on said private access; and
 - b. The municipality and subdivider have executed a waiver of municipal responsibility for maintenance of and liability for any damages resulting from the use thereof, said notice to be recorded with the final plat.
3. **Condition Subsequent** – Prior to any access way being accepted as a Town maintained road, it must be brought up to the minimum standards existing at that time.
4. **Condition Subsequent** – Development will begin within 1 year of the approval date of this plan.
5. **Condition Subsequent** – The developer will have entered a fully-executed Subdivider Improvement Agreement (SIA) with the Town of Waterville Valley, NH before beginning the installation of improvements. Surety will be posted as described in the SIA before any work beings on improvements
6. **Condition Subsequent** – Tree clearing will be limited to what is necessary for the infrastructure installation and demonstration of views on lots for sale. Trees will only be cleared in areas where there is an executed SIA.
7. **Condition Subsequent** – Substantial completion for the purposes of fulfilling RSA 674:39, Para II shall be the completion of all infrastructure shown north and west of Golden Heights Road (Lots 36.1, 36.2, 36.3).

Roll call vote: 6 : Yes 0 : No



Planning Board Chairman or Secretary

7/17/2019

Date