

**Sandown Planning Board
PO Box 1756
Sandown, NH 03873**

July 19, 2016

NOTICE OF DECISION

Owner: James & Christine Buckley
Agent: SEC & Associates, Inc.
Tax Map: Tax Map 3, Lot 38
Location: 33 Showell Pond Road

The Sandown Planning Board voted to conditionally approve an application submitted by James & Christine Buckley for a minor subdivision. The application proposes to subdivide two single-family residential building lots from the subject parcel. The lots will be accessed from a proposed 50' wide right-of-way. The property is located at 33 Showell Pond Road and identified on Map 3 as Lot 38.

The following conditions apply:

- Receipt of acknowledgement from town council that the “shared private right of way maintenance agreement” is in proper form and content; and subsequent recording of the same of even date with the final plat
- Receipt of performance guarantee, in an amount and form acceptable to the town to serve as a financial surety for full and final completion of proposed private road; or full and final completion of the proposed road prior to recordation of the final plat
- Receipt of correspondence from the town engineer that all matters identified in his correspondence dated 7/19/16 have been satisfactorily addressed
- Note waivers granted on final plat
- Maintain positive PREA account balance

Posted: Town Clerk, Post Office, Town Hall
Cc: Board of Selectmen, Building Inspector