

Notice of Decision

New Castle Planning Board
49 Main Street, PO Box 367, New Castle, NH 03854-0367

Telephone (603) 431-6710 Fax (603) 433-6198



Map: 18
Lot: 32

Date: January 4, 2024

Applicant: Ross Conley, LLC

Location: 24 Salamander Lane, Map 18, Lot 12

At the December Planning Board meeting held on January 3, 2024 the Planning Board voted to APPROVE a Conditional Use Permit for the applicant for work within the tidal buffer zone as presented in the Civilworks New England plans dated December 12, 2023. This approval is based on the applicant having met all the criteria for a CUP as stipulated in the New Castle Zoning Ordinance Section 9.2.5 and is conditioned by the following:

- Receipt of all required State and Federal permits
- All erosion control measures required by the State be in place before the start of construction during work hours and low tide.

Signed:


P. Darcy Horgan
Planning Board Chairman

cc: Applicant
Building Inspector
Selectmen
Town Files
Town Clerk

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Telephone (603) 431-6710 Fax (603) 433-6198

Map: 12 & 17
Lot: 5 & 3

Date: January 3, 2024

Applicant: JD Barker and Benjamin Zimmerman and Erica Holzaepfel

Location: 28 Colonial Lane, Map 12, Lot 5 and
40 Vennards Court, Map 17, Lot 3

At the December Planning Board meeting held on January 3, 2024, regarding the application for a Lot Line Adjustment, the Planning Board voted to APPROVE a waiver requested by the applicants of the Subdivision Plan/Lot Line Adjustment Checklist items #1, #9 through #12, #14 through #23 and #25 and #26 as requested in a letter from Attorney John E Lyons dated December 11, 2023 and amended by the Planning Board, as these requirements are not applicable for a lot line adjustment.

Signed:


P. Darcy Horgan
Planning Board Chairman

cc: Applicant
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Applicant: JD Barker and Benjamin Zimmerman and Erica Holzaepfel

Location: 28 Colonial Lane, Map 12, Lot 5 and
40 Vennards Court, Map 17, Lot 3

At the December Planning Board meeting held on January 3, 2024, the Planning Board voted to APPROVE a lot line adjustment for the applicant JD Barker, 28 Colonial Lane, Map 12, Lot 5 and Benjamin Zimmerman and Erica Holzaepfel, 40 Vennards Court, Map 17, Lot 3 per the Ross Engineering plans dated 8/1/23. This approval is conditioned upon the requirement that the plans depict the zoning district and dimensional requirements of both lots. Approval is based on the applicant meeting the requirements of Subdivision Regulations section 3.18 that requires no non-conforming lots are created and the understanding that this approval does not create the new boundaries. In order to create the new line, a conveyance must occur between the property owners by deed and recorded in the Registry of Deeds.

Signed:


P. Darcy Horgan
Planning Board Chairman

cc: Applicant
Building Inspector
Selectmen
Town Files
Town Clerk