



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823

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Notice of Decision

Site Plan Review

Tax Map 10, Lot 7

Little Tree Education

314 NH Route 108, Madbury NH

Owner: Sarah Greenshields, Coldstream Properties, LLC

On 15 September 2021, in accordance with Madbury Site Plan Regulations, the Madbury Planning Board **CONDITIONALLY APPROVED** the application of Sarah Greenshields of Coldstream Properties LLC, to amend an existing nonconforming commercial use Site Plan for Tax Map 10, Lot 7 (a.k.a. Little Tree Education located at 314 NH Route 108, Madbury NH).

This approval is granted subject to the following conditions:

- The total number of students in attendance shall be limited to no more than 100.
- The applicant will add sound and view screening vegetation as agreed to with the abutters at Madbury Tax Map 10, Lot 8 during the public hearing.
- Receipt of proof of State Licensing for the larger number of students.
- Receipt of Fire Department approval.
- Receipt of a variance from the Madbury Zoning Board of Adjustment for the requirements of Zoning Ordinances, Article IX-A, Section 7, Paragraph B.

The Madbury Planning Board will issue a notice of final approval once conditions to be completed before approval are completed. After the approval is issued, conditions continuing will remain in effect.

Mark Avery
Chair, Madbury Planning Board

17 SEP 21
Date