



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823

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Notice of Decision

Site Plan Review

Lee Road Apartments

Tax Map 8, Lot 9

10 Lee Road, Madbury NH

On 6 April 2022, in accordance with Madbury Site Plan Regulations, the Madbury Planning Board **CONDITIONALLY APPROVED** the application of Sean Peters and James Petrovitsis, owners of 10 Lee Road LLC, to replace one of three existing apartment buildings with a larger building that will increase the number of occupants in a preexisting, non-conforming apartment complex at Tax Map 9, Lot 8 (a.k.a., 10 Lee Road, Madbury NH).

This approval is granted subject to the following conditions:

1. A Special Exception for the expansion of non-conforming use be approved by the Zoning Board.
2. Copies of all required State permits be submitted.
3. The third party review conducted by Tom Ballestero be received and reviewed by the Board at a Compliance Hearing with the applicant within 30 days of it being submitted.
4. A signed copy approving the easement from the Town for the new entrance on Madbury Road be received from the Select Board.
5. Landscaping as detailed on the site plan be completed within 1 (one) year of receipt of a Certificate of Occupancy and pictures confirming the completion be submitted to the Board.
6. A note be added to the site plan stating that a written waiver from the requirement of Article VII, Section 11 of the site plan regulations was approved by the Board.
7. Letter be received from the Town Fire Chief confirming his approval of the site plan.

The Madbury Planning Board will issue a final approval once these conditions of approval have been met.

Doug Hoff
Vice Chair, Madbury Planning Board

04/07/22

Date