



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823
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Notice of Decision

Site Plan Review Final Approval

Tax Map 9, Lot 24a

Freshet Road and NH Route 108

Owner: Dellisola Development LLC (Patricia Dellisola)

In accordance with Madbury's Site Plan Review Regulations, Article I, the Madbury Planning Board **APPROVED** the site plan review application of Patricia Dellisola, of 55 Bucks Hill Road, Durham NH, owner of Dellisola Development LLC, to site a commercial septic system leach field for Johnson Creek Village Assisted Living Facility of Dover NH on an adjoining Madbury lot.

Said lot is located on Freshet Road and Route 108 in Madbury NH and is identified as Madbury Tax Map 9, Lot 24a (per subdivision S.C.R.D. Plan 116-34). Said lot is owned by Dellisola Development LLC, 130 Central Avenue, Suite 202, Dover NH.

Said leach field is integral to, and services only, Johnson Creek Village Assisted Living Facility located at 310 Durham Road, Dover NH, identified as Dover NH Tax Map H, Lot 1.

Approval is for Madbury portions of Johnson Creek Village site plan, dated 8 March 2019, as approved by the City of Dover including separately filed "Existing Conditions Plan and Soil Loading Easement Plan" (S.C.R.D. as Plan 118-039).

This notice certifies that the "conditions to be completed before approval is final," documented in Madbury Planning Board Notice of Decision dated 9 November 2018, have been met. **This approval remains subject to the following continuing conditions:**

1. The approved site plan is for a septic leach field for an assisted living facility, which is a permitted commercial use in the Residential Agricultural Zoning District of Madbury. Any future proposed uses or development of Map 9 Lot 24a requires approval of an Amended Site Plan by the Madbury Planning Board.
2. Any future proposed uses or development of Map 9 Lot 24a related to Johnson Creek Village (or its successor) or impacting the septic leach field shall be subject to review and approval of the City of Dover Planning Board.


Chair, Madbury Planning Board

MARK A. AVERY

5 April 2019
Date