



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

Robert J. Hirschfield Living Trust

and Moultonboro Airbase, LLC

Tax Map 23, Lot 1 & Tax Map 18, Lot 18

January 13, 2016

Applicants: Robert J. Hirschfield Living Trust
Robert J. Hirschfield, Trustee
16 NH Route 132
New Hampton, NH 03256

Moultonboro Airbase, LLC
306 Haines Hill Road
Wolfeboro, NH 03894

Location: 205 Skyline Drive and 39 Airport Road
(Tax Map 23, Lot 1 & Tax Map 18, Lot 18)

On January 13, 2016 the Planning Board of the Town of Moultonborough opened a public hearing on the application of the Robert J. Hirschfield Living Trust and Moultonboro Airbase, LLC (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment 25,294 sq. ft. ("Parcel A") from Tax Map 18, Lot 18 to Tax Map 23 Lot 1, and 16,313 sq. ft. from Tax Map 23, Lot 1 to Tax Map 18, Lot 18 with a net result of Tax Map 23, Lot 1 becoming 14.42 +/- acres (0.22 acres larger) and Tax Map 18, Lot 18 becoming 54.13 +/- acres (0.22 acres smaller), located in the Commercial B Zone, Residential Agricultural (RA) Zoning District and Groundwater Protection Overlay District.

The public hearing was closed on January 13, 2016. At the regularly scheduled Planning Board meeting on January 13, 2016, the Board voted six (6) in favor (Bartlett, Kumpf, Charest, Quinlan, Hoch, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; to not depict wetlands, topo, soils & slopes info, sewer & water lines, complete parcel boundaries, or prepare unit density sheets, and to **GRANT** the request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All boundary corner pins shall be shown and set in conformance with the plan entitled, "Boundary Line Adjustment, Land Owned By Moultonboro Airbase, LLC (306 Haines Hill Road, Wolfeboro, NH 03894) Tax Map 18 Lot 18 – 39 Airport Road And Land Owned By Robert J. Hirschfield, Trustee, Robert J. Hirschfield Living Trust (16 NH Route 132, New Hampton, NH 03256) Tax Map 23 Lot 1 – 205 Skyline Drive, Moultonborough, Carroll Co., NH December, 2015 by Hambrook Land Surveying, Scale 1"=100'," prior to the signing of the plat by the Planning Board Chair.

2. Endorsement of Plan

Following the vote of approval by the Planning Board, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plan by the Planning Board Chair.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

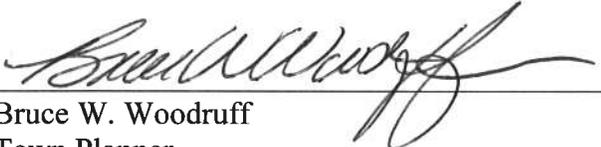
The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

4. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and are part of this Notice of Decision.

5. Final Plat & Conditions

1. The owners' signatures be added to the plat prior to the Chair signing;
2. Add the FEMA flood zone note to the plat or denote the area that is in the flood zone;
3. Add CCRD plan or Bk./Pg. numbers for easements of record in note #4;
4. Add note stating that the subject parcels lie in the Groundwater Protection Overlay District;
5. Set all required boundary pins prior to Chair signing the plat;
6. Add the standard error of closure and date of survey note to the plat;
7. The final plat be submitted to the Development Services Office in appropriate electronic format;
8. Submit executed deeds for recording with all recording costs at the time of recording the plat.



Bruce W. Woodruff
Town Planner

Date 1/14/2016