



## **Town of Moultonborough Planning Board**

### **Notice of Decision**

#### **Site Plan Revision**

#### **Bald Peak Land Co., Inc. (Map 182-Lot 7) (1 Bald Peak Drive)**

**March 16, 2015**

**Applicant: Bald Peak Land Co., Inc.  
PO Box 201  
Melvin Village, NH 03850-0201**

**Location: TM 182-7; 1 Bald Peak Drive**

On January 28, 2015, the Moultonborough Planning Board opened a public hearing on the application of Bald Peak Land Co., Inc. (hereinafter referred to as the "Applicant" and/or "Owner") to construct a new practice facility which will include a small structure with a convenience bathroom, vehicle & golf cart parking and access ways, practice tees and greens on a lot in the Residential/Agricultural Zoning District.

The public hearing was continued to February 25, 2015. The public hearing was closed on February 25, 2015. At the regularly scheduled Planning Board meeting on February 25, 2015, the Board voted by a vote of 7 (seven) in favor (J. Bartlett, Kumpf, S. Bartlett, Farnham, Charest, Quinlan, Wakefield), none (0) opposed, to approve the site plan revision and to further grant the requested waivers to not depict the parcel's entire boundary information on the plan and the requirements to submit a landscaping plan. This approval has the following conditions:

1. Add the Wetlands permit number to the plan prior to the Chair signing.
2. Add the Septic approval number to the plan prior to the Chair signing.
3. Add a reference to the suitable datum used on the plan prior to the Chair signing.
4. Add the 75 ft. well radius to the plan prior to the Chair signing.
5. Add the power to the rest room facility as either aerial or underground conduit to the plan prior to the Chair signing.
6. Add a note to the plan that a preconstruction meeting be held on-site prior to any earth moving to include the Town Planner and Town Engineer, and that a final inspection be accomplished at project completion prior to the application for a certificate of occupancy. Construction permits shall be required for the rest room facility from the Code & Health Officer.
7. Revise the Storm water Management Inspections and Maintenance (I & M) Manual, dated January 8, 2015 by the following: a. Add the word "competent" in front of the phrase "third parties" in I. Compliance... on p.3. b.; In II. Monitoring..., change "upon request" to "bi-annually on May 1st and November 1st" in the second para on p.3. c.; In VII. Monitoring..., add the sentence, "and shall be transmitted to the Moultonborough Development Services Office on a bi-annual basis on May 1st and November 1st." to the end of the last sentence in VII. B. Observation Checklist.
8. The final plan shall be submitted to the ODS in electronic format to include both a pdf and an approved

cadd file format.

And the following general conditions;

**1. Conformance with Plan**

Work shall conform to the final plans submitted to the Office of Development Services and signed by the Planning Board Chair.

**2. Amendments**

Any modification to the original approved plans titled "Proposed Site Plan" (Sheet S2 of 2; revised 03/06/15); "Post-Construction Drainage Area Plan" (Sheet D3 of 8; revised 01/06/15) and "Detailed Development Plan & Storm Water Pollution Prevention Plan (Sheet D6 of 8; revised 02/13/15) for The Bald Peak Colony Club – Golf Practice Facility, Moultonborough, New Hampshire, by White Mountain Survey & Engineering, Inc." and any modification of any condition of this approval, together with previous approvals, unless otherwise specified in this decision, must receive the prior approval of the Planning Board unless deemed insignificant by the Town Planner. In such case, the applicant shall submit to the Planner the requested changes in writing. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

**3. Endorsement of Plan**

Following the vote of approval by the Planning Board, and completion of any conditions precedent, the Planning Board Chairman shall sign the approved site plan, subject to conditions subsequent of this approval, which shall be recorded at Town Hall.

**4. Site Plan Regulations**

The Site shall be constructed in accordance with the requirements of the Site Plan Regulations and any other applicable rules and regulations as affected by this decision.

**5. Transfer of Ownership**

The terms, conditions, restrictions and/or requirements of this decision shall be binding on any new owner and its successors and/or assigns.

**6. Progress Reports**

Upon request, the owner shall submit reports of the progress of the site's completion within five (5) business days.

**7. Construction Practices**

All construction shall be carried out in accordance with Town of Moultonborough ordinances and the Site Plan Regulations, as well as all other pertinent best practices, rules and regulations. Additionally, all staging of materials and equipment shall be on-site, and no equipment or materials not directly used in the construction of the site shall be located on-site.

**8. Construction Requirements**

- a. All construction shall occur on site; no construction shall occur or be staged within State or Town rights of way.
- b. Any roadways, driveways, or sidewalks damaged during construction shall be restored to their original condition by the Owner prior to the issuance of a Certificate of Occupancy for the site.
- c. All construction shall occur between the hours of 6:00 am and 9:00 pm as required by the Town of Moultonborough Unnecessary Noise Ordinance (Section 10.2(6)).
- d. The applicant shall clean construction vehicles before they exit the construction site, and clean and sweep all streets affected by their construction truck traffic as necessary.

**9. Fire Department**

All work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

**10. Code & Health Officer**

All work shall comply with the requirements of the office of Development Services as affected by this decision, and shall at a minimum, include the Building Code, Zoning Ordinance, Site Review Regulations, Noise Ordinance, etc. **A Certificate of Occupancy shall be applied for and issued prior to use of the practice facility.**

**11. Utilities**

Any utility installation shall be reviewed and approved by the Code & Health Officer prior to the issuance of a Building Permit.

**12. Signage**

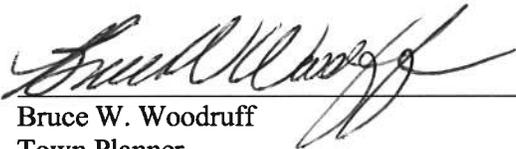
Any proposed signage shall be in compliance with the Town of Moultonborough Zoning Ordinance, Article 5, and shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy for the site.

**13. 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 part of this Notice of Decision.

**14. Violations**

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Code Enforcement Officer, unless the violation of such condition is cured within fourteen (14) days, or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

  
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Bruce W. Woodruff  
Town Planner

Date 3-16-15