



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

**Rolland David Ames Sr. Trust of 1995 and Leah & Richard McCormack
Tax Map 135, Lots 44 & 35**

April 27, 2016

**Applicants: Rolland David Ames Sr. Trust of 1995
Peggy Ames, Trustee
P.O. Box 545
Center Harbor, NH 03226-0545**

**Leah and Richard McCormack
P.O. Box 506
Center Harbor, NH 03226-0506**

**Location: 16/17 Ames Road & 27/33 Ames Road
(Tax Map 135, Lot 44 & Tax Map 135, Lot 35)**

On April 27, 2016 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Rolland David Ames Sr. Trust of 1995 and Leah and Richard McCormack (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying an equal area of land (950 +/- sq. ft.) between TM 135, Lot 44 and TM 135, Lot 35, located in the Residential Agricultural (RA), and Commercial Zone A (partial) Zoning District.

The public hearing was closed on April 27, 2016. At the regularly scheduled Planning Board meeting on April 27, 2016, the Board voted six (6) in favor (Kumpf, Farnham, Quinlan, Hoch, Larson, Wakefield), none (0) opposed, to **GRANT** their 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 Plan, Rolland David Ames Sr. Trust of 1995 and Leah and Richard McCormack, Tax Map 135, Lots 44 & Lot 35, Moultonborough, Carroll Co., NH, February 16, 2016, Scale 1" = 20'. Prepared by Advanced Land Surveying Consultants, 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

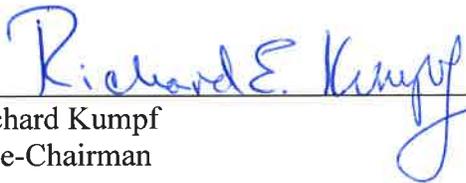
The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

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 part of this Notice of Decision.

5. Final Plat

Owners' signatures and the Surveyor's seal and signature added to the plat prior to the Chair signing, Boundary pins must be set prior to the Chair signing, revise plan to tie the new boundary line from the cemetery to the "rebar to be set" and that the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved CAD file format.



Richard Kumpf
Vice-Chairman

Date 4/28/2016