



## **Town of Moultonborough Planning Board**

### **Notice of Decision**

#### **Site Plan Review**

### **Jonathan's Landing Condominium & Yacht Club Association Tax Map 283, Lot 14**

**June 22, 2011**

**Applicant: Jonathan's Landing Condominium & Yacht Club Association  
17 London Hill Road  
Moultonborough, NH 03254**

**Location: London Hill Road (Tax Map 283, Lot 14)**

On June 22, 2011 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Jonathan's Landing Condominium & Yacht Club Association, 17 London Hill Road, Moultonborough, NH 03254 (hereinafter referred to as the "Applicant" and/or "Owner") to allow construction of additions to existing decks for Building 8, Unit 3, Building 32, Units 1 & 2.

The public hearing was closed on June 22, 2011. At the regularly scheduled Planning Board meeting on June 22, 2011 the Board voted by a vote of seven (7) in favor (King, Ryerson, Fairchild, Maroun, Charest, Howard, Jensen), none (0) opposed, to **GRANT** their request for a Site Plan Review Permit subject to the following conditions:

#### **1. Conformance with Plan**

Work shall conform with the plans entitled, "Tax Parcel ID #283014000000, Deck Expansion Plan, Jonathan's Landing Condominium, Moultonborough, NH, owned by Jonathan's Landing Condominium & Yacht Club Association, prepared for Building 32 Unit 1 – James Bee, Building 32 Unit 2 – Robert Bohne and Building 8 Unit 3 – Timothy Callahan, prepared by TF Moran, Inc., 48 Constitution Drive, Bedford, NH 03110 and dated May 31, 2011.

#### **2. Amendments**

Any modification to the revised approved plans created by TF Moran, Inc. titled Jonathan's Landing Condominium, Moultonborough, NH and dated May 31, 2011, 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 Staff. In such case the applicant shall submit to the Land Use Office the requested changes who shall seek Board approval of the changes. The applicant will not proceed unless the Town first provides written approval of the requested insignificant changes.

**3. Endorsement of Plan**

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, 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 Conditional Use Permit shall be placed on the final plans, or this decision shall be recorded with the plans, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plans by the Planning Board Chair and prior to any construction commencing.

**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**

Within five (5) days of transfer of ownership of the site, the Applicant, their successors or assigns, shall notify the Board in writing of the new owner's name and address. The terms, conditions, restrictions and/or requirements of this decision shall be binding on the new owner and its successors and/or assigns.

**6. Fire Department**

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

**7. Office of the Building Inspector**

All work shall comply with the requirements of the office of the Moultonborough Building Inspector as affected by this decision.

**8. Utilities**

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

**9. Lighting**

All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Regulations.

**10. 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.

**11. 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.

**12. Right to Amend Decision**

The Planning Board reserves the right to modify or amend this approval on application of the owner, lessee, or mortgagee of the premises, or upon its own motion, as permitted by the Town of Moultonborough Site Plan Regulations, Section 6, and RSA 676:4.

**13. 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 Building Inspector and/or the Planning Board, 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.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.

\_\_\_\_\_  
R. Natt King  
Vice Chairman, Planning Board

Date \_\_\_\_\_