



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

**Kenneth J. Ganem Trust, Barbara T. Ganem Trust and Joe Adams Trust
Tax Map 90, Lots 6, 5 & 4**

September 25, 2014

**Applicants: Kenneth J. Ganem Trust
Kenneth J. Ganem, Trustee
PO Box 385
Moultonborough, NH 03254**

**Barbara T. Ganem Trust
Barbara T. Ganem, Trustee
PO Box 385
Moultonborough, NH 03254**

**Joe Adams Trust
Joe Adams, Trustee
PO Box 1459
Center Harbor, NH 03226**

**Location: 191 Fox Hollow Road, Fox Hollow Road and 167 Fox Hollow Road
(Tax Map 90, Lots 6, 5 & 4)**

On September 24, 2014, the Moultonborough Planning Board opened a public hearing on the application of Barbara & Kenneth Ganem and Joe Adams (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 0.63 acres from TM 90, Lot 5 to adjacent TM 90, Lot 4 resulting in Lot 4 area becoming 2.23 ± acres, and conveying 0.58 acres from TM 90, Lot 5 to adjacent TM 90, Lot 6 resulting in Lot 6 area becoming 1.88 ± acres, resulting in the elimination of TM 90, Lot 5, located in the Residential Agricultural (RA) Zoning District.

With no public comments, the public hearing was closed on September 24, 2014. At the regularly scheduled Planning Board meeting on September 24, 2014, the Board voted five (5) in favor (Kumpf, S. Bartlett, Farnham, Wakefield, Margeson), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; to depict setback lines, soils & slope information, and depict the location and dimensions

of property lines of the outboard lots where nothing is changing, and to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins shall be set in conformance with the plan entitled, "Boundary Line Adjustment Plan, Lands Owned By Barbara T. Ganem, Trustee – Barbara T. Ganem Trust (PO Box 385, Moultonborough, NH 03254) Tax Map 90 Lot 5 – Fox Hollow Road; Joe Adams, Trustee – Joe Adams Trust (PO Box 1459, Center Harbor, NH 03226) Tax Map 90 Lot 4 – 167 Fox Hollow Road; Kenneth J. Ganem, Trustee – Kenneth J. Ganem Trust (PO Box 385, Moultonborough, NH 03254) Tax Map 90 Lot 6 – 191 Fox Hollow Road, Moultonborough, Carroll County, New Hampshire, September 2014" By Hambrook Land Surveying 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, 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 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 and prior to any construction commencing (if any).

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' signature blocks shall be added to plat and the owners shall sign the plat prior to recording of plat at the Carroll County Registry of Deeds, and that the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved CADD file format.

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.



Bruce W. Woodruff
Town Planner

Date 9-30-2014