



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

**East Coast Venture, LLC and Betheden Lodge Real Estate Trust
Tax Map 244, Lot 1 and Tax Map 245, Lot 116**

November 14, 2014

**Applicants: East Coast Venture, LLC
14755 Henderson Road
Bainbridge Island, WA 98110**

**Betheden Lodge Real Estate Trust
69 Carmelita Street
San Francisco, CA 94117**

Location: 31 Echo Landing Rd & Echo Landing Rd (Tax Map 244, Lot 1 & Tax Map 245, Lot 116)

On November 12, 2014 the Moultonborough Planning Board opened a public hearing on the application of East Coast Venture, LLC and Betheden Lodge Real Estate Trust (hereinafter referred to as the “Applicant(s)” and/or “Owner(s)”) for a Boundary Line Adjustment to transfer an equal area of land (953 square feet +/-) between Tax Map 244, Lot 1 and Tax Map 245, Lot 116 located in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on November 12, 2014. At the meeting of November 12, 2014, the Board voted seven (7) in favor (J. Bartlett, Kumpf, S. Bartlett, Farnham, Quinlan, Charest, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; from the requirement to provide and/or depict information relating to wetlands, topography, soils and slopes information and off-site geographic facts within 200 ft. of the subject parcels, 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 of East Coast Venture, LLC, (Tax Map 244, Lot 1), & Betheden Lodge Real Estate Trust, (Tax Map 245, Lot 116 & 117), Echo Landing Road, Moultonborough, Carroll County, New Hampshire, 16 October 2014, Sheet 1 of 2” prepared by David M. Dolan Associates, P.C. with a revision date of 11/12/14, prior to the signing of the plat by the Planning Board Chair.

2. Endorsement and Recording of Plan

Following the vote of approval by the Planning Board, and the fulfillment of any conditions precedent, the Planning Board Chairman shall sign the approved plan, subject to any subsequent conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

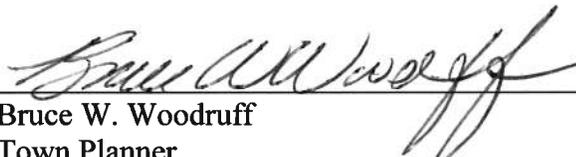
The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

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

The final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.



Bruce W. Woodruff
Town Planner

Date 11-19-2014