



**Town of Moultonborough
Office of Development Services
P.O. Box 139 - 6 Holland Street
(603) 476-2347**

December 16, 2014

Betsey Patten Revocable Trust 2007
C/o Betsey Patten
46 Patten Hill Road
Moultonborough, NH 03254

Re: 2 Lot Major Subdivision, Patten Hill Road, Tax Map 279 Lot 2

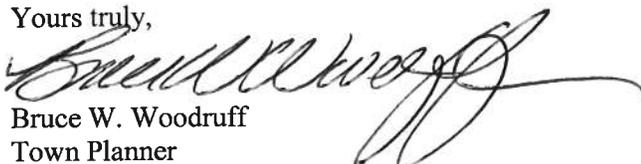
Dear ^{Betsey} Ms. Patten:

At their regular meeting held on Wednesday, December 10, 2014, the Planning Board approved your application for a major subdivision of Map 279, Lot 2, consisting of 24.03 +/- acres in the Residential/Agriculture (RA) zoning district to create 2 lots, resulting in one new lot with 3.54 acres and one lot (with the existing dwelling) with 20.49 +/- acres with no new roads or utilities with the conditions as outlined below. Included in the motion was an approval of waivers from the requirement to provide and/or depict information relating to off-site wetlands within 200 ft. of the subject parcel, and to depict 2 ft. & 5ft. contours. This approval has the following conditions to be completed prior to the Chair signing the plat:

1. Add Surveyor's seal and signature, and the Owners' signatures to the plat.
2. Correct the setback lines and add the front setback to the proposed lot.
3. Add the standard surveyor's certification statement citing that a survey under his direction took place on a date certain, with a specific accuracy (error of closure).
4. Depict new and adjusted corner pins on the plat and set.
5. The final plat to be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.

If you have questions or comments in this matter please contact me at 476-2347.

Yours truly,


Bruce W. Woodruff
Town Planner

Cc: Gary Karp, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File
Carl Johnson

**6 Holland Street – PO Box 139*Moultonborough, NH 03254*603.476.2347*
bwoodruff@moultonboroughnh.gov**