



## **Town of Moultonborough Planning Board**

### Notice of Decision

#### **Boundary Line Adjustment**

**Betsey L. Patten Revocable Trust 2007 and Marcia & Donald Tepper, Jr.  
Tax Map 279, Lot 2 & Tax Map 279, Lot 1**

December 16, 2014

**Applicants: Bestey L. Patten Revocable Trust 2007  
Betsey L. Patten, Trustee  
46 Patten Hill Road  
Moultonborough, NH 03254**

**Marcia F. & Donald T. Tepper, Jr.  
17 Hyder Street  
Westborough, MA 01581**

**Location: 46 Patten Hill Road and 239 Long Island Road  
(Tax Map 279, Lot 2 & Tax Map 279, Lot 1)**

On December 10, 2014 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Betsey L. Patten and Marcia & Donald Tepper, Jr. (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 44,762 +/- sq. ft. from TM 279, Lot 2 to adjacent TM 279, Lot 1, located in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on December 10, 2014. At the regularly scheduled Planning Board meeting on December 10, 2014, the Board voted five (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; to not provide and/or depict information relating to off-site wetlands within 200ft. of the subject parcels, and to not depict 2 ft. & 5 ft. contours, and 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, "Subdivision and Boundary Line Adjustment Plan, Betsey L. Patten Revocable Trust 2007, Tax Map 279 Lot 2 – Marcia F. and Donald T. Tepper, Jr., Tax Map 279 Lot 1, Moultonborough, Carroll Co., NH, August 7, 2014, Scale 1"=100' " 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**

Surveyor's seal and signature, and the Owners' signatures added to plat prior to recording at the Carroll County Registry of Deeds; Correct the setback lines and add the front setback to the proposed lot on the plat prior to the Chair signing the plat; Surveyor adding standard certification statement citing that a survey under his direction took place on a date certain, with a specific accuracy (error of closure); Depict new and adjusted corner pins on the plat and set prior to the Chair signing the plat; and the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.

  
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Bruce W. Woodruff  
Town Planner

Date 12-16-14