



***Town of Moultonborough
Planning Board***

6 Holland Street – P. O. Box 139
Moultonborough, NH 03254
(603) 476-2347 - Fax (603) 476-5835
e-mail: dsassan@moultonboroughnh.gov

**Boundary Line Adjustment
-Lands of-
Christopher J. & Dierdre Maroun
Tax Map 135 Lots 7 & 8**

September 27, 2023

Applicant:

Christopher Maroun
PO Box 706
Moultonborough, NH 03254

Location: 376 Whittier Highway and 6 Playground Drive
Tax Map 135 Lots 7 & 8

On September 27, 2023, the Planning Board of the Town of Moultonborough held a public hearing on the application of Christopher Maroun (Tax Map 135 Lots 7 & 8) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 0.57-acre portion of Lot 7 to Lot 8 which are located in the Commercial Zone A and the Groundwater Protection Overlay District.

Prior to public input on September 27, 2023, the Planning Board voted six (6) in favor (Annaian, Hoch, Bartlett, Connolly, Quinlan, Claypoole) that this proposed boundary line adjustment did not have the potential for Regional Impact.

After testimony, the hearing was closed on September 27, 2023, and the Planning Board voted six (6) in favor (Annaian, Hoch, Bartlett, Connolly, Quinlan, Claypoole), none (0) opposed, to grant the request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins set in conformance with the plan entitled, "Lot Line Consolidation Plan, Miracle Farms Landscape Contractors (362 Whittier Highway, Moultonborough, NH 03254) Tax Map 135 Lot # 7, 8, 9, SUB – 01 Sheet 1 of 1, 08-10-23, Terrain Planning & Design, LLC. prior to the signing of the plat by the Planning Board Chair.

2. Endorsement of Plan

Following 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 one hundred and twenty (120) 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.

4. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) shall be incorporated into this approval and are considered part of this Notice of Decision.

5. Final Plat

Conditions precedent to be completed prior to signature of final plans by the Planning Board Chairman. No site improvements or approved uses shall commence, and no building permit shall be issued until plan is signed and recorded:

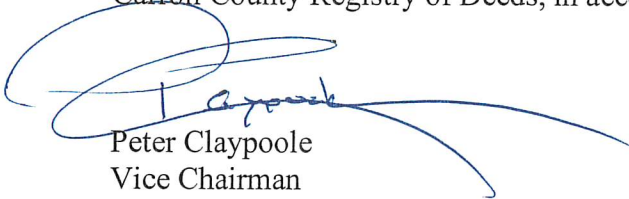
1. Add the following plan notes/revisions prior to submission of final plan for Planning Board signature:
 - a. All pins to be set and identified on plan.
 - b. Update plan to show that necessary areas of impervious cover have been removed and converted to pervious area.
 - c. All conditions subsequent shall be incorporated as plan notes.
2. All required federal, state, and local approvals shall be obtained, to include DES subdivision approval or confirmation from DES that such approval is not required.
3. All lots shall not exceed 50% impervious cover in accordance with Zoning Article 6.6.3.
4. Conditions precedent shall be completed, and necessary documents shall be recorded in accordance with Subdivision Section 5.4.

Conditions subsequent, to be continually complied with:

5. Approved uses: Lots may undertake uses permitted in Commercial Zone A, subject to applicable application and permitting requirements. Until additional approvals are obtained, Lot 7 shall be used only in accordance with the 4/5/2023 Zoning Board of Adjustment approval of a temporary special exception.
6. All uses of both lots shall perpetually comply with Groundwater Protection Overlay District requirements.
7. All uses of both lots shall perpetually comply with Wetlands Ordinance requirements, as any exemptions per Zoning Article 9.1.5 shall no longer apply because this boundary line adjustment represents the “creation” of lots after 1/3/2008.
8. All representations made by the applicant and applicant’s agent shall be incorporated as a condition of approval.

The final plat to be submitted to the Land Use Department in appropriate electronic format to include both a pdf and an approved CAD 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.



Peter Claypoole
Vice Chairman

cc.

- Tom Hughes, Town Assessor (by email only at thughes@moultonboroughnh.gov)
- Eric Buck, Terrain Planning & Design (by email only at ebuck@terrainplanning.com)
- Map Lot Document File

COPY