



***Town of Moultonborough
Planning Board***

6 Holland Street – P. O. Box 139
Moultonborough, NH 03254
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Notice of Decision
Subdivision Amendment
Geoffrey U. Rendall
Tax Map 152 Lot 18

November 1, 2023

Geoffrey U. Rendall
PO Box 65
Wolfeboro, NH 03894-0065

Re: Subdivision Amendment, 53 Lady Slipper Lane, Tax Map 152, Lot 18

Dear Mr. Rendall:

You are hereby notified that the following decision was made by the Moultonborough Planning Board at their meeting on October 25, 2023. Application submitted by Geoffrey U. Rendall, to request an amendment to eliminate the shared driveway on a subdivision plan for Morrill Homes of Wolfeboro for then proposed lots 6 & 7, and approved by the Planning Board on November 10, 2010, to allow for the construction of two separate driveways to access Tax Map 152 Lot 18 and Tax Map 158 Lot 2 at the end of Lady Slipper Lane.

The Amended Subdivision Plat has been APPROVED subject to the following conditions:

1. Add the following plan notes/revisions prior to submission of final plan for Planning Board signature:
 - a. Add signature block for Planning Board approval.
 - b. Add signature block for owner and obtain owner's signature.
 - c. All conditions subsequent shall be added as plan notes.
 - d. Plan shall be reformatted as necessary to meet the recording requirements of the Carroll County Registry of Deeds.
 - e. Plan title shall be changed to identify that it is a subdivision amendment.
2. All required federal, state, and local approvals shall be obtained.
3. Conditions precedent to be completed by 10/25/2024.

Conditions subsequent, to be continually complied with:

4. Approved uses include single family residential use of lots.
5. Prior to issuance of a Certificate of Occupancy for any structure placed on Lot 152/18, two rain gardens shall be constructed and certified to meet the design standards specified on Sheet D4 of the August 5, 2010 amended subdivision plan set.

6. All conditions of previous subdivision approvals shall remain as requirements of the development, maintenance, and operation of the site unless expressly superseded by this approval.
7. All construction-phase and permanent drainage structures and stormwater management facilities shall be maintained to perform as represented and intended.
8. All representations made by the applicant and applicant's agents shall be incorporated as a condition of approval.

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.

If you have any questions or comments, please feel free to contact the Town Planner, Dari Sassan, at 603.476-2347 or by e-mail at dsassan@moultonboroughnh.gov.

Yours truly,



Sandra M. Kelly,
Chairperson

cc.

- James Hambrook (by email only at jimhambrook@gmail.com)
- Dari Sassan, Town Planner (by email only at dsassan@moultonboroughnh.gov)
- Scott Dvorak, Code, Compliance Officer (by email only at sdvorak@moultonboroughnh.gov)
- Map Lot Document File