



***Town of Moultonborough
Planning Board***

6 Holland Street – P. O. Box 139

Moultonborough, NH 03254

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Notice of Decision
Site Plan Amendment
Camp Tecumseh
Tax Map 212, Lot 1

November 1, 2023

Applicant: Camp Tecumseh
C/O Douglas Knight
975 Moultonboro Neck Road
Moultonborough, NH 03254

Location: 975 Moultonboro Neck Road (Tax Map 212 Lot 1)

On October 25, 2023 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Camp Tecumseh, 975 Moultonboro Neck Road, Moultonborough, NH (hereinafter referred to as the "Applicant" and/or "Owner") to amend the previously approved Site Plan from December 9, 2020 to allow for the construction and utilization of seven (7) covered wooden tent platforms for overnight campers, with all other aspects of the original site plan remaining in effect, located in the Residential Agricultural (RA) Zoning District.

Prior to public input on October 25, 2023, the Planning Board voted seven (7) in favor (John, Norman, Scott, Brendan, Peter, Kevin, Sandra) that this proposed site plan amendment did not have the potential for Regional Impact.

The Planning Board voted seven (7) in favor (John, Norman, Scott, Brendan, Peter, Kevin, Sandra) and none opposed to grant the waiver request for the Site Plan Sheet Size (Site Plan Review Regulations Section 10.2.1) given the size of the entire subject lot, and the strict conformity with the regulation would pose an unnecessary hardship to the applicant and would not be contrary to the spirit and intent of the regulations.

The public hearing was closed on October 25, 2023 and a vote of the Planning was made. The Board voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott), none (0) opposed, to **GRANT** their request for a Site Plan Review Amendment subject to the following conditions:

1. Conformance with Plan

Work shall conform to the plan set entitled, "Design Development Plans" Site Plan, Showing Proposed Youth Camp Platforms, Prepared for Camp Tecumseh, 975 Moultonboro Neck Road, Moultonborough, NH, Carroll County, Parcel ID 212-001, Tax Map 212, Lot 1, prepared Colliers Engineering & Design, Inc., 2 Penn Center, Suite 222, Philadelphia, PA, 19102, dated 9/15/2023 Sheet 4 of 5, as revised per this conditional approval.

2. Amendments

Any modification to the approved amended plan sheets dated 9/15/2023, as revised per the October 25, 2023, conditions of approval, and any modification of any condition of this approval, together with previous approvals, unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Planner. In such case, the applicant shall submit to the Planner the requested changes. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

3. Endorsement and Recording of Plan

Following the vote of approval by the Planning Board, and the fulfillment of any condition's precedent, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the owner shall sign the site plan sheets prior to the Planning Board Chairman, subject to any subsequent conditions of this approval, which shall be filed in the Town of Moultonborough property record files. The conditions of approval site plan amendment shall be placed on the final plans, or this decision shall be recorded with the plans, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plans by the Planning Board Chair and prior to any construction commencing.

Conditions precedent, to be completed prior to signature of final plans by the Planning Board Chairman:

1. Add the following plan notes/revisions prior to submission of final plan for Planning Board signature:
 - a. Add signature block for owner and obtain owner's signature.
 - b. All conditions subsequent shall be added as plan notes.
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. All conditions of previous site plan approvals shall remain as requirements of the development, maintenance, and operation of the site unless expressly superseded by this approval.
5. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.
6. Per Site Plan Review Section 8.2, if substantial site work has not commenced or a Building Permit has not been issued or if a Building Permit has been issued but not substantially acted upon within 2-years of the date of approval, the site plan shall lapse unless a request for extension for an additional 1-year period is obtained by the applicant, prior to the date of lapsing.

4. Site Plan Regulations

The Site shall be constructed in accordance with the requirements of the Site Plan Regulations and any other applicable rules and regulations as affected by this decision.

5. Code, Compliance & Enforcement Office

All work shall comply with the requirements of the office of the Moultonborough Code & Health Officer as affected by this decision and approved by same prior to the issuance of the Certificate of Occupancy for the site.

6. Receipt of all necessary Local, State and Federal Permit

Subject to receipt of NH DES Shoreland Permit and adding the Shoreland Permit Number to the site plan sheets prior to the Chair signing.

7. Lighting

All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Regulations.

8. Fire Department

All work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

9. Utilities

Any utility installation shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of a Building Permit.

10. 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.

11. Right to Amend Decision

The Planning Board reserves the right to modify or amend this approval on application of the owner, lessee, or mortgagee of the premises, or upon its own motion, as permitted by the Town of Moultonborough Site Plan Regulations, Section 6, and RSA 676:4.

12. Violations

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Code & Health Officer or the Town Planner. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board after properly noticed compliance hearing or hearings are held.

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 questions or comments on this matter, please contact the Land Use Department at 603-476-2347.

Yours truly,



Sandra M. Kelly,
Chairperson

cc.

- Brian Pratt (by email only at bpratt@fando.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