



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

January 31, 2024

Loretta L. Burrows Revocable Trust 2010

Loretta Burrows, Trustee

422 Ossipee Mountain Road

Moultonborough, NH 03254

Re: Two-lot Major Subdivision, 201 Bodge Hill Road, Tax Map 19, Lot 2

Dear Ms. Burrows:

At their regular meeting held on Wednesday, January 10, 2024, the Planning Board conditionally approved your application for a two-lot major subdivision of Tax Map 19, Lot 2, consisting of 57.3 acres +/- for your property located within the Commercial Zone B & Residential/Agricultural Zoning District, creating one new lot of 11 acres, with a residual lot of 46.3 acres.

Prior to public input on January 10, 2024, the Planning Board voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, Connolly, Quinlan) that this proposed major two lot subdivision did not have the potential for Regional Impact.

After public input, the hearing was closed on January 10, 2024 and the Planning Board voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, Connolly, Quinlan), and none (0) opposed, to **approve** the two-lot major subdivision application with waivers from Subdivision Sections 4.3.1.3 - 4.3.1.13 as *the residual lot is 46.3 acres in size and the soil information given shows there is usable area and it exceeds minimum lot size requirements. The NRCS soil report shows moderately well drained soils that calculate out to 30.5 units for this lot. The Residual Lot 2 has 657 feet of frontage on Route 25.* This approval is subject to the following conditions:

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. All pins to be set and identified on plan.
 - b. Denote safe driveway sight distances which comply with Section 6 of the Driveway Regulations.
 - c. Confirm lot numbers with Assessing Department.
 - d. 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. Conditions precedent to be completed, and plan shall be signed and recorded, by 1/10/2025.

Conditions subsequent, to be continually complied with:

4. Approved uses: Lots may undertake uses permitted in the Commercial Zone B and Residential/Agricultural Zoning Districts, subject to applicable application and permitting requirements.
5. 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 subdivision represents the "creation" of lots after 1/3/2008.
6. New or altered driveway access shall be subject to applicable state or town driveway permitting requirements.
7. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.
8. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

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

Yours truly,



Sandra M. Kelly
Chairman

cc.

- Map Lot Document File
- James Hambrook (by email only at jimhambrook@gmail.com)
- Tom Hughes, Town Assessor (by email only at thughes@moultonboroughnh.gov)
- Scott Dvorak, CEO (by email only at sdvorak@moultonboroughnh.gov)