



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

Horizons Engineering, Inc.
Kevin Ashe
PO Box 440
Ossipee, NH 03864

Bald Peak Land Co., Inc.
Attn: Christopher Wyles
PO Box 201
Melvin Village, NH 03850-0201

***Re: Three-lot Major Subdivision,
180 Bald Peak Drive and Elkins Point Road
Tax Map 182 Lot 7 and Tax Map 206 Lot 9***

Gentlemen:

At their regular meeting held on Wednesday, January 10, 2024, the Planning Board conditionally approved your application for a three-lot major subdivision of Tax Map 187 Lot 2 and Tax Map 206 Lot 9, consisting of 211.9 acre +/- creating one new lot of 3.45 acres, and TM 206-9 increasing to 2.44 acres, with a residual lot of 206 acres +/- for your property located within the Residential/Agriculture (RA) Zone.

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 three-lot major 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 grant the waivers as requested from subdivision regulations Section 4.3.1.3 to not depict easements on the entirety of the remaining land, Section 4.3.1.4 to not depict bearings and distances on the entirety of the remaining land, Section 4.3.1.4 to not depict buildings on the entirety of the remaining land, and Section 4.3.1.13 to not depict geographic features within 200-ft. of the entirety of the remaining land.

The Planning Board voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, Connolly, Quinlan) to approve the request for a three-lot major subdivision 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. All conditions subsequent shall be included as plan notes.
2. All required federal, state, and local approvals shall be obtained, to include DES subdivision approval.
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 Residential/Agricultural District, 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 boundary line adjustment represents the "creation" of lots after 1/3/2008.
6. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.
7. 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
- Kevin Ashe (by email only at kashe@horizonsengineering.com)
- Tom Hughes, Town Assessor (by email only at thughes@moultonboroughnh.gov)
- Scott Dvorak, CEO (by email only at sdvorak@moultonboroughnh.gov)

