



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

Steven Street
24 Deepwater Point
Moultonborough, NH 03254

***Re: Three-lot Major Subdivision,
101 Redding Lane
Tax Map 167 Lot 1.1***

Mr. Street:

On January 10, 2024 and January 24, 2024, the Planning Board of the Town of Moultonborough opened public hearings on the application of Steven Street, 101 Redding Lane, Moultonborough, NH 03254 (hereinafter referred to as the “Applicant” and/or “Owner”) for a four lot major subdivision of Tax Map 167 Lot 1.1, consisting of an 8.18 acre lot, creating lots of 4.58 acres, 1.69 acres and 1.91 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 four lot major subdivision did not have the potential for Regional Impact.

At their regular meeting held on Wednesday, January 24, 2024, the Planning Board acted on your application of a subdivision of one lot into three, which represented a revision from the original submission which proposed 4 resultant lots. The Board then voted six (6) in favor (Kelly, Larson, Claypoole, Annaian, Connolly, Quinlan), and one (1) opposed (Bartlett) to approve the amended 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. Confirm lot numbers with Assessing Department.
 - d. All conditions subsequent shall be included as plan notes.
 - e. Add NH DES subdivision approval number as plan note.
2. All required federal, state, and local approvals shall be obtained, including town driveway permits for any new driveways. If driveways are relocated per the recommendation of the DPW Director, an amended plan shall be submitted for review prior to signature of final plans.
3. Conditions precedent to be completed, and plan shall be signed and recorded, by 1/24/2025.

Conditions subsequent, to be continually complied with:

4. Approved uses: Lots may undertake uses permitted in Residential/Agricultural Zoning District, subject to applicable application and permitting requirements.
5. All new accessways and all changes to existing accessways shall comply with all applicable ordinances and regulations, including the requirement that no driveway may serve more than two lots.
6. 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.
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
- Craig Bailey (by email only at ctbailey@bailey-associates.com)
- Tom Hughes, Town Assessor (by email only at thughes@moultonboroughnh.gov)
- Scott Dvorak, CEO (by email only at sdvorak@moultonboroughnh.gov)

