



## ***Town of Moultonborough***

### ***Planning Board***

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February 15, 2024

DC Timberlands LLC  
28 Wild Turkey Lane  
Porter, ME 04068

***Re: Two-lot Major Subdivision, and Conditional Use Permit, Sheridan Road, Tax Map 27, Lot 2***

Dear Mr. Day and Mr. Carrier:

At their regular meeting held on Wednesday, February 14, 2024, the Planning Board conditionally approved your application for a two-lot major subdivision of Tax Map 27, Lot 2, consisting of 95 acres +/-, and a Conditional Use Permit for your property located within the Residential/Agricultural Zoning District, to create one new lot of 43.33 acres, with a residual lot of 51.73 acres, with a driveway which will utilize an existing stream crossing.

Prior to public input 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, and the Planning Board voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, Connolly, Quinlan), and none (0) opposed, to **approve** the Conditional Use Permit pursuant to Zoning Article 9.1.7.1 allowing for the placement of a driveway at Tax Map 27 Lot 2, subject to compliance with the following conditions:

1. Perpetually comply with Wetlands Ordinance requirements, to include continual satisfaction of the criteria set forth in Zoning Article 9.1.7.8.
2. Construction phase and permanent erosion control and drainage features shall be installed and maintained to function as required.
3. Prior to construction of driveway, all required federal, state, and local approvals, including a town driveway permit, shall be obtained.
4. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

The Board then voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, Connolly, Quinlan), and none (0) opposed, to **approve** the subdivision application to divide Lot 27-2 into two lots with 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. Add signature block to subdivision plan for owner and obtain owner's signature.
  - b. Add Planning Board signature block to subdivision plan.
  - c. All pins and monuments to be set and identified on plan.
  - d. Denote safe driveway sight distances which comply with Section 6 of the Driveway Regulations.
  - e. Correct lot reference for Tax Lot 27/8.1.
  - f. Confirm lot numbers with Assessing Department.
  - g. All conditions subsequent shall be included as plan notes.
  - h. Add notation to plan that wetlands were not delineated for the entire property.
2. All required federal, state, and local approvals shall be obtained.
3. Conditions precedent shall be completed, and plan shall be signed and recorded, by 2/14/2025.

Conditions subsequent, to be continually complied with:

4. Approved uses: Lots may undertake uses permitted in the Residential/Agricultural Zoning 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 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
- Thomas S. Smith, LLC (by email only at [tom@splandsurvey.com](mailto:tom@splandsurvey.com))
- Tom Hughes, Town Assessor (by email only at [thughes@moultonboroughnh.gov](mailto:thughes@moultonboroughnh.gov))
- Scott Dvorak, CEO (by email only at [sdvorak@moultonboroughnh.gov](mailto:sdvorak@moultonboroughnh.gov))