



***Town of Moultonborough  
Planning Board***

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**Notice of Decision  
Conditional Use Permit  
Anthony V. DeRosa  
Tax Map 179 Lot 33**

March 28, 2024

**Applicant: Anthony DeRosa**  
**37 Lamplighter Lane**  
**Salem, NH 03079**

**Location: Shaker Jerry Road (Tax Map 179 Lot 33)**

**Owner of Record: Anthony V. DeRosa**

On March 27, 2024, the Planning Board of the Town of Moultonborough held a public hearing on the application of Anthony DeRosa (Tax Map 179 Lot 33) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Conditional Use Permit for the construction of a driveway and bridge within the wetland setback and buffer (in accordance with Section 9.1.7.1) to access upland area for the future construction of a single family home and associated improvements on Tax Map 179 Lot 33, which is located in the Residential Agricultural (R/A) Zoning District

On March 27, 2024, prior to acceptance of the application as being complete, the Planning Board voted seven (7) in favor (Annaian, Larson, Bartlett, Kelly, Connolly, Claypoole, Quinlan) that the proposed use did not have the potential for Regional Impact.

After testimony, the hearing was closed on March 27, 2024, and the Planning Board voted seven (7) in favor (Annaian, Larson, Bartlett, Kelly, Connolly, Claypoole, Quinlan), none (0) opposed, to **approve** the Conditional Use Permit for Anthony DeRosa allowing for the placement of a driveway at Tax Map 179 Lot 33, 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. Perpetually comply with Groundwater Protection Overlay District requirements.
3. Construction phase and permanent erosion control and drainage features shall be installed and maintained to function as proposed.
4. Prior to construction, all required federal, state, and local approvals, including a town driveway permit, shall be obtained.
5. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.

6. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.
7. No unapproved wetlands encroachments shall take place.
8. Applicant shall submit wetlands delineation to the Land Use Department prior to construction of the bridge.

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.

  
Sandra M. Kelly  
Chairperson

cc.

- o Scott Dvorak (by email only at [sdvorak@moultonboroughnh.gov](mailto:sdvorak@moultonboroughnh.gov))
- o Map Lot Document File

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