



*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

April 18, 2024

John Gribbel III Trust
John Gribbel, III
12880 Brynwood
Palm Beach Gardens, FL 33417

***Re: Boundary Line Adjustment, Major Subdivision, and Conditional Use Permit,
Christmas Tree Lane & 2 Pine Needle Lane, Tax Map 181, Lot 1 & 187-20***

Dear Mr. Gribbel:

At their regular meeting held on Wednesday, April 10, 2024, the Planning Board conditionally approved your application for a boundary line adjustment and subdivision of two lots into three and a Conditional Use Permit pursuant to Zoning Article 9.1.7.1 to allow for the construction of a driveway extension to access one of the lots for your property located within the Residential/Agricultural Zoning District.

Prior to public input the Planning Board voted seven (7) in favor (Hoch, Annaian, Larson, Bartlett, Claypoole, Connolly, Quinlan) that this proposal did not have the potential for Regional Impact.

After public input, the hearing was closed, and the Planning Board voted seven (7) in favor (Hoch, Annaian, Larson, Bartlett, Claypoole, 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 stream crossing, 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 DES wetlands approval, 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 (Hoch, Annaian, Larson, Bartlett, Claypoole, Connolly, Quinlan), and none (0) opposed, to **approve** the subdivision application with associated boundary line adjustment to reconfigure and subdivide Lots 181/1 & 187/20 into three lots with the following conditions:

Conditions precedent, to be completed prior to signature of final plans by the Planning Board Chairman:

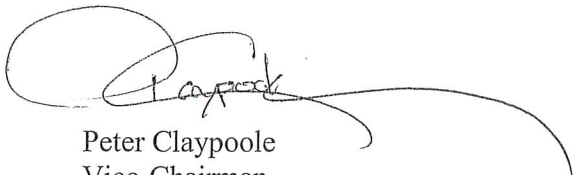
1. Add the following plan notes/revisions prior to submission of final plan for Planning Board signature:
 - a. Add signature block to subdivision plan for owner and obtain owner's signature.
 - b. Obtain all required federal, state, and local approvals, and identify said approvals on plan by approval date and permit number.
 - c. All pins to be set and identified on plan.
 - d. Depict potential driveway location for Proposed Lot #3 and denote sight distances.
 - e. Confirm lot numbers with Assessing Department.
 - f. Confirm lot calculations with the Land Use Department.
 - g. All conditions subsequent shall be included as plan notes.
2. All required federal, state, and local approvals shall be obtained including DES subdivision approval and DES wetlands approval.
3. Conditions precedent shall be completed, and plan shall be signed and recorded, by 8/8/2024, per Subdivision Section 5.4.

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. Prior to development of lots, all necessary federal state and local approvals shall be obtained, to include DES Shoreland approval, DES Septic approval and town building permit approval, and all conditions of such permit shall be perpetually complied with.
6. All uses of all 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.
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,



Peter Claypoole
Vice-Chairman

cc.

- o Map Lot Document File
- o Bryan Walsh, Horizons Engineering (by email only at bwalsh@horizonsengineering.com)
- o Tom Hughes, Town Assessor (by email only at thughes@moultonboroughnh.gov)
- o Scott Dvorak, CEO (by email only at sdvorak@moultonboroughnh.gov)