



## *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](mailto:dsassan@moultonboroughnh.gov)

### **Boundary Line Adjustment**

#### **-Lands of-**

**Jorge Vasquez and Unique Stone LLC**

**Tax Map 5 Lot 19.1 and Tax Map 5 Lot 19.2**

**May 22, 2024**

#### **Applicants:**

Jorge Vasquez  
1347 Whittier Highway  
Moultonborough, NH 03254

Unique Stone LLC  
1347 Whittier Highway  
Moultonborough, NH 03254

**Location:** 1347 & 1327 Whittier Highway  
Tax Map 5 Lots 19.1 & 19.2

On May 22, 2024, the Planning Board of the Town of Moultonborough held a public hearing on the application of Jorge Vasquez and Unique Stone LLC (hereinafter referred to as the “Applicant(s)” and/or “Owner(s)”) for a Boundary Line Adjustment conveying  $5.94 \pm$  acres from Tax Lot 5-19.2 (Unique Stone, LLC) to Tax Lot 5-19.1 (Jorge Vasquez) which are located in the Commercial B & Residential Agricultural (R/A) Zoning District, resulting in two lots of  $2.74 \pm$  acres (Lot 5-19.2) and  $10.94 \pm$  acres (5-19.1).

Prior to public input on May 22, 2024, The Planning Board voted six (6) in favor (Hoch, Annaian, Claypoole, Kelly, Connolly, Quinlan) that this proposed boundary line adjustment did not have the potential for Regional Impact.

After testimony, the hearing was closed on May 22, 2024, and the Planning Board voted six (6) in favor (Hoch, Annaian, Claypoole, Kelly, Connolly, Quinlan) to **approve** the Boundary Line Adjustment subject to the following conditions:

#### **1. Conformance with Plan**

All pins set in conformance with the plan entitled, “Boundary Line Adjustment Plan, Prepared for Jorge Vasquez & Unique Stone LLC, Tax Map 5, Lot 19.1 & 19.2, 1347 & 1327 Whittier Highway, Town of Moultonborough, Carroll, County, New Hampshire, Owner of Record: Jorge Vasquez & Unique Stone LLC, 1347 Whittier Highway,

Moultonborough, NH 03254, Book 3663 Page 199, Book 3743 Page 79, prior to the signing of the plat by the Planning Board Chair.

**2. Endorsement of Plan**

Following the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within one hundred and twenty (120) days of signing of the plan by the Planning Board Chair.

**3. Conformance with Subdivision Regulation 5.4 – Final Plat**

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments.

**4. Testimony and Representation at Public Meetings**

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) shall be incorporated into this approval and part of this Notice of Decision.

**5. Final Plat**

Conditions precedent, to be completed prior to signature of final plans by the Planning Board Chairman. No site improvements or approved uses shall commence, and no building permit shall be issued until plan is signed and recorded:

- 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. All conditions subsequent shall be incorporated as plan notes.
- 2) All required federal, state, and local approvals shall be obtained, to include DES subdivision approval or confirmation from DES that such approval is not required.
- 3) Conditions precedent to be completed, and plan shall be signed and recorded, by 9/19/2024, per Subdivision Section 5.4.

Conditions subsequent, to be continually complied with:

- 4) Approved uses: Lots may undertake uses permitted in the Residential/Agricultural 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) All representations made by the applicant and applicant’s agent shall be incorporated as a condition of approval.

The final plat to be submitted to the Land Use Department in appropriate electronic format to include both a pdf and an approved CAD file format.

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.

Yours truly,



Sandra M. Kelly  
Chairman

cc.

- Map Lot Document File
- Walter Horton (by email only at [walter@amesassociates.com](mailto:walter@amesassociates.com))
- Tom Hughes, Town Assessor (by email only at [thughes@moultonboroughnh.gov](mailto:thughes@moultonboroughnh.gov))
- Jeff Blackwell, CEO (by email only at [jblackwell@moultonboroughnh.gov](mailto:jblackwell@moultonboroughnh.gov))



