



Town of Moultonborough
Planning Board

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Boundary Line Adjustment
-Lands of-
David L. Parker & Janet M. Tiampo
Tax Map 38 Lot 4 and Tax Map 29 Lots 11 & 17

June 24, 2024

Applicants: David L. Parker & Janet M. Tiampo
10 Otis Place
Boston, MA 02108

Location: 837 Bean Road and 38 Wiggin Road
Tax Map 121 Lot 41, Tax Map 129, Lots 4 & 5

On June 12, 2024, the Planning Board of the Town of Moultonborough held a public hearing on the application of David L. Parker & Janet M. Tiampo (hereinafter referred to as the “Applicant(s)” and/or “Owner(s)”) for a Boundary Line Adjustment convey 5.19 acres of Lot 38/4 to Lot 29/17, 1.33 acres of Lot 38/4 to Lot 29/11, and 3.05 acres from Lot 29/17 to Lot 29/11 resulting in 2 remaining lots of 16.54 acres (Lot 29/17) and 6.48 acres (29/11) which are located in the Residential Agricultural (R/A) Zoning District.

Prior to public input on June 12, 2024, The Planning Board voted seven (7) in favor (Hoch, Annaian, Claypoole, Bartlett, Kelly, Connolly, Quinlan) that this proposed boundary line adjustment did not have the potential for Regional Impact.

The Planning Board then voted seven (7) in favor (Hoch, Annaian, Claypoole, Bartlett, Kelly, Connolly, Quinlan) to grant the request for Setbacks, wetlands delineation, topography, soils, offsite geologic facts and unit density (Subdivision Sections 4.3.1.3-13) as *the lots are already developed and will be increasing in size*. Additionally, any future development will be subject to applicable permitting requirements.

After testimony, the hearing was closed on June 12, 2024, and the Planning Board voted seven (7) in favor to **approve** the Boundary Line Adjustment subject to the following conditions:

1. 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.

2. 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.

3. 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.

4. 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.
- 3) Conditions precedent shall be completed, and plan shall be signed and recorded, by 10/10/2024, 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
- ➡📧 James Hambrook jimhambrook@gmail.com
- ➡📧 Tom Hughes, Assessor
- ➡📧 Jeff Blackwell, Building Inspector