



***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

**Boundary Line Adjustment  
-Lands of-  
William R. Wright Revocable Trust and  
Thomas Buoniello & Barabara Schultz- Buoniello, Vincent, Jr. & Phyllis A. Buoniello  
Tax Map 89 Lot 5 and Tax Map 89 Lot 6**

**August 8, 2024**

**Applicants:**

William R. Wright Revocable Trust  
William R. & Tina L. Wright, Trustees  
2 Memory Lane  
Medway, MA 02053

Thomas Buoniello & Barabara Schultz  
Vincent, Jr. & Phyllis A. Buoniello  
PO Box 960  
Moultonborough, NH 03254

**Location:** 22 Kids Point and 63 Buoniello Road  
Tax Map 89, Lots 5 & 6

On July 24, 2024, the Planning Board of the Town of Moultonborough held a public hearing on the application of William R. Wright Revocable Trust and Thomas Buoniello & Barabara Schultz, Vincent, Jr. & Phyllis A. Buoniello (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying a 4,933 Sq. Ft. (0.11 Acres) portion of TM 89 Lot 6 (Buoniello et al) to TM 89 Lot 5 (Wright) which are located in the Residential Agricultural (R/A) Zoning District, and not creating any new lots.

Prior to public input on July 24, 2024, The Planning Board voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, Connolly, Quinlan) that this proposed boundary line adjustment did not have the potential for Regional Impact.

The Board then voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, Connolly, Quinlan), and none (0) opposed, to grant the waivers as requested from subdivision regulations (Section 4.3.3) for Written confirmation of Delivery of Application to the Fire Department and subdivision regulations (Section 4.3.7) for a Statement confirming stakes in the ground for centerline road construction

After testimony, the hearing was closed on July 24, 2024, and the Planning Board voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, 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, "Tax Map 89 Lots 5 & 6, Boundary Line Adjustment Plan, Land of Wright Revocable Trust & Buoniello et als, Located at Fox Hollow Road, Moultonborough, NH. Property Owner: William R. & Tina L. Wright, Trustees, William R. Wright Revocable Trust, 2 Memory Lane, Medway, MA 02053 Deed: BK. 3537 PG. 790 and Thomas Buoniello, Barb. Schultz, Vincent, Jr. & Phyllis Buoniello, PO Box 960, Moultonborough, NH 03254 Deed: BK. 3458 PG. 56. Date of Plan: November 2023

(Revision date after 07/24/2024) prepared by Bailey Associates, 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.
- 3) Conditions precedent to be completed, deeds shall be submitted, and plan shall be signed and recorded, by 11/21/2024, 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.

- o Map Lot Document File
- o Craig Bailey (by email only at ([ctbailey@bailey-associates.com](mailto:ctbailey@bailey-associates.com)))
- o Tom Hughes, Town Assessor (by email only at [thughes@moultonboroughnh.gov](mailto:thughes@moultonboroughnh.gov))
- o Jeff Blackwell, CEO (by email only at ([jblackwell@moultonboroughnh.gov](mailto:jblackwell@moultonboroughnh.gov)))