



*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)

August 27, 2024

Donald I. Cope, Trustee  
Donald I. Cope 2013 Revocable Trust  
PO Box 44  
Melvin Village, NH 03850-0044

*Re: Two-lot Subdivision, Clarks Landing Road, Tax Map 160, Lot 32*

Dear Mr. Cope:

At their regular meeting held on Wednesday August 14, 2024, the Planning Board conditionally approved your application for a two-lot subdivision of Map 160, Lot 32, consisting of 5.35 acres for your property located within the Residential/Agricultural Zoning District, creating lots of 2.23 acres and 3.12 acres.

Prior to public input on August 14, 2024, the Planning Board voted seven (7) in favor (Annaian, Larson, Bartlett, Claypoole, Connolly, Quinlan, Kelly) that this proposed two-lot subdivision did not have the potential for Regional Impact.

After public input, the hearing was closed on August 14, 2024, and the Planning Board voted seven (7) in favor (Annaian, Larson, Bartlett, Claypoole, Connolly, Quinlan, Kelly), and none (0) opposed, to **approve** the two-lot subdivision subject to the following conditions:

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. 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, and said approvals shall be identified on plan by approval date and permit number.
3. Conditions precedent shall be completed, and plan shall be signed and recorded, by 8/14/2026.

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 all three lots shall perpetually comply with Wetlands Ordinance requirements, as any exemptions per Zoning Article 9.1.5 shall no longer apply because this action represents the "creation" of lots after 1/3/2008.
6. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.
7. 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,



Sandra M. Kelly, Chairman  
Planning Board

cc.

- Map Lot Document File
- James Hambrook (by email only at [jimhambrook@gmail.com](mailto:jimhambrook@gmail.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))

