



***Town of Moultonborough  
Planning Board***

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October 23, 2024

Murray E. Nickerson & Jeanette Scalera  
PO Box 396  
Moultonborough, NH 03254

Debra DeLouise  
PO Box 804  
Moultonborough, NH 03254

***Re: Subdivision and Boundary Line Adjustment  
Tax Map 46 and 47 & 16 and 2.1***

**Notice of Decision**

Dear Mr. Murray E. Nickerson & Jeanette Scalera and Debra DeLouise:

At its regular meeting held on Wednesday, October 23, 2024, The Planning Board conditionally approved your application for a Subdivision and Boundary Line Adjustment for parcels located at 132 Ossipee Mountain Road & 115 Hartford Valley Road, Tax Map 46 and 47, Lot 16 and 2.1 to transfer 6.9 acres to Lot 47/2.1 and create a new lot of 19.7 acres, leaving a residual lot of 3.1 acres with an existing residence.

Prior to public input, the Planning Board voted six in favor (Larson, Bartlett, Claypoole, Connolly, Kelly, Hoch) one abstained (Quinlan) that the proposal did not present a potential regional impact as defined in RSA 36:55.

The Planning Board then voted six in favor (Larson, Bartlett, Claypoole, Connolly, Kelly, Hoch) one abstained (Quinlan) to grant the requested waivers for depiction of setbacks, wetlands delineation and unit density calculation sheet (Subdivision Sections 4.3.1.3 & 4.3.1.4).

After public input to which there was none, the hearing was closed, and the Planning Board voted six (6) in favor (Annaian, Larson, Bartlett, Claypoole, Connolly, Kelly, Quinlan), and none (0) opposed, to approve the proposed subdivision with associated boundary line adjustment to transfer 6.9 acres to Lot 47/2.1 and create a new lot of 19.7 acres, leaving a residual lot of 3.1 acres with an existing residence, with 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 the plan is signed and recorded:

1. Add the following notes to the plan:
  - a. All pins to be set and identified as such on plan
  - b. Add signature boxes for Owner and Planning Board Chairman
2. All conditions subsequent shall be incorporated as plan notes

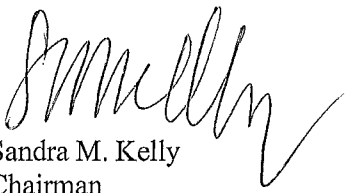
3. All required federal, state, and local approvals shall be obtained, and said approvals shall be identified on plan by approval date and permit number.
4. Confirm lot numbers with Assessing Department.
5. Conditions precedent shall be completed, and plan shall be signed and recorded, by 2/20/2025, per Subdivision Section 5.4.

Conditions subsequent, to be continually complied with:

6. Approved uses: Lots may undertake uses permitted in the Residential/Agricultural District, subject to applicable application and permitting requirements.
7. 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.
8. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

If you have any questions or comments on this matter, please contact the Land Use Department at 603- 476-2347.

Yours Truly,

  
Sandra M. Kelly  
Chairman

cc.

James M. Hambrook (by email at [jimhambrook@gmail.com](mailto:jimhambrook@gmail.com) )

Jeff Blackwell (by email only at [jblackwell@gmail.com](mailto:jblackwell@gmail.com))

Map Lot Document File