



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@moultonborougnhnh.gov

October 23, 2024

Edward R. DeSimone
165 Wintersport Street
Moultonborough, NH 03254

Re: Two-lot Subdivision, 165 Wintersport Street, Tax Map 128, Lot 37

Dear Mr. Edward DeSimone:

At their regular meeting held on Wednesday, October 23, 2024, the Planning Board conditionally approved your application for a two-lot subdivision of Tax Map 128, Lot 37, consisting of 3.33 acres +/- for your property located within the Residential/Agricultural Zoning District, creating one new lot of 1.33 acres, with a residual lot of 2.0 acres.

Prior to public input on October 23, 2024, the Planning Board voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, Connolly, Quinlan) that this proposed two lot subdivision did not have the potential for Regional Impact.

After public input, the hearing was closed on October 23, 2024, and the Planning Board voted seven (7) in favor (Kelly, Larson, Bartlett, Claypoole, Annaian, Connolly, Quinlan), and none (0) opposed. This approval is subject to the following conditions:

Conditions precedent, to be completed prior to signature of final plans by the Planning Board Chairman:

1. All subsequent conditions shall be incorporated as plan notes.
2. All required federal, state, and local approvals shall be obtained, including DES Subdivision approval, and said approvals shall be identified on plan by approval date and permit number.
3. Confirm lot numbers with Assessing Department.
4. Shed to be relocated to comply with setback requirements.
5. Conditions precedent shall be completed, and plan shall be signed and recorded, by 10/23/2026.

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 both 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. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.
9. 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 Kelly
Chairman

cc.

- Map Lot Document File
- Tom Hughes, Town Assessor (by email only at thughes@moultonboroughnh.gov)
- Jeff Blackwell, CEO (by email only at jblackwell@moultonboroughnh.gov)

