



***Town of Moultonborough
Planning Board***

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Notice of Decision
Conditional Use Permit
Joseph A. Cormier
Tax Map 213 Lot 2.1

December 18, 2024

Applicant: Joseph A. Cormier
817 Moultonboro Neck Rd
Moultonborough, NH 03254

Location: 84 Ferry Rd (Tax Map 213 Lot 2.1)

Owner of Record: Cormier 2021 Trust
Joseph A. Cormier - TTEE

On December 11, 2024, the Planning Board of the Town of Moultonborough held a public hearing on the application of Joseph A. Cormier (Tax Map 213 Lot 2.1) (hereinafter referred to as the “Applicant(s)” and/or “Owner(s)”) for a Conditional Use Permit to allow for the placement of a driveway on Tax Map 213 Lot 2.1, which is located in the Residential Agricultural (R/A) Zoning District.

On November 13, 2024, prior to the acceptance of the application as being complete, the Planning Board voted six (6) in favor (Kelly, Claypoole, Bartlett, Connolly, Annaian, Quinlan) that the proposed use did not have the potential for Regional Impact.

After testimony, the hearing was accepted as complete on November 13, 2024, and closed on December 11, 2024, and the Planning Board voted six (6) in favor (Kelly, Claypoole, Bartlett, Connolly, Annaian, Quinlan) none (0) opposed, to **approve** the Conditional Use Permit for Joseph A. Cormier allowing for the placement of a driveway at Tax Map 213 Lot 2.1, subject to compliance with the following conditions:

1. Perpetually comply with Wetlands Ordinance requirements, to include continual satisfaction of the criteria set forth in Zoning Article 9.1.7.8.
2. Perpetually comply with Groundwater Protection Overlay District requirements.
3. Construction phase and permanent erosion control and drainage features shall be installed and maintained to function as proposed.
4. Prior to construction, all required federal, state, and local approvals, including a town driveway permit, shall be obtained.

5. E-9-1-1 addresses shall be obtained at the time driveways are placed, and prior to occupancy.
6. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

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.



Sandra M. Kelly
Chairman

cc.

- Jeff Blackwell (by email only at jblackwell@moultonboroughnh.gov)
- Map Lot Document File

