



Town of Moultonborough

Land Use Department

6 Holland Street – P. O. Box 139

Moultonborough, NH 03254

(603) 476-2347 - Fax (603) 476-5835

e-mail: jpelczar-connell@moultonboroughnh.gov

January 24, 2025

Carol E. Magoon
900 Elm Street
PO Box 326
Manchester, NH 03105-0326

Re: Parker & Tiampo Voluntary Merger MBLU 029-017 & 028-002, Wiggin Farm Road

Dear Ms. Magoon:

On January 22, 2025, the Planning Board approved the Application for and Notice of Voluntary Merger for the above referenced lots.

You are hereby informed that this merger will be regarded by the Land Use Office as an overt action on the part of the landowner to treat the entire area of the merged lots as a single lot, thus eliminating the possibility of performing a lot restoration pursuant to RSA 674:39-aa. In addition, although the resultant lot will be less than 5 acres, the lot will not be exempt from the Wetlands Ordinance because this merger represents the “creation” of a lot after 1/3/2008.

The voluntary merger is subject to the following conditions: 1) Applicant shall comply with all requirements of RSA 674:39-a. 2) No more than one unit suitable for use or occupancy as a dwelling unit shall exist on the lot unless necessary approvals, including ZBA relief, are obtained. 3) By its approval of this application, the Moultonborough Planning Board offers no opinion whether this application or plan may be affected by private easements, land use restrictions, restrictive covenants, title issues or other private agreements or requirements relating to the ownership or use of this property or roadway, and the applicant should abide by all rights of way and uses permitted of said road.

I am returning the original application, signed by the Chairperson, to McLane Middleton, Professional Association at this time. For this merger to be completed, you must record the original two (2) page document at the Carroll County Registry of Deeds (Recording fee to be paid by the Applicant to the Registry at the time of recording). Once this has been done, you must then provide the Land Use Department with a copy of the recorded document so that we may complete the merger in the town records.

If your original application is recorded after the April 1, 2025, deadline this merger will not be effective until Tax Year 2026. Therefore, you will still receive two tax bills for Tax Year 2025.

If you have any further questions, please feel free to contact me at the Town Offices at (603) 476-2347 ext. 302, or via e-mail at jpelczar-connell@moultonboroughnh.gov.

Sincerely,

Jenny Connell
Land Use Administrator

CC:

Janet M. Tiampo Residence Trust-2016
Janet M. Tiampo, Trustee
10 Otis Pl 4B
Boston, MA 02108

David L. Parker & Janet M. Tiampo
10 Otis Pl 4B
Boston, MA 02108