



***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

April 23, 2025

GMR Holdings of NH, LLC  
702 Riverwood Drive  
Pembroke, NH 03275

***Re: Site Plan Review, Governor Wentworth Highway,  
Tax Map 150, Lot 5&6***

Dear GMR Holdings of NH, LLC:

At its regular meeting held on Wednesday, March 26, 2025, The Planning Board conditionally approved your application for Site Plan Review for GMR Holdings of NH, LLC (Owner of Record, MYVY, LLC) of Tax Map 150, Lots 5 & 6 to allow the construction of a wireless telecommunication tower.

Prior to public input at its regular meeting held on March 26, 2025, the Applicant went before the Zoning Board on December 18, 2024, and was approved for three variances for the height, use and setbacks.

At its regular meeting held on March 26, 2025, the Planning Board took up the determination whether the proposal presented a potential regional impact as defined in RSA 36:55. The Board took into consideration the regional notification provisions that are already built into RSA 12-K regarding telecommunications installations. The Board then voted six (6) in favor (Larson, Bartlett, Annaian, Connolly, Kelly, Quinlan) that this proposed site plan did not have the potential for Regional Impact.

At the same meeting held on March 26, 2025, The Planning Board voted four (4) in favor (Quinlan, Connolly, Kelly, Bartlett) and two (2) opposed (Larson, Annaian) to grant the formal request for waiver number one as amended and all in favor, six (6) for waiver number 2 for the Site Plan Review of Governor Wentworth Highway, Moultonborough, NH 03254 Tax Map 150-Lots 5 & 6.

After allowing public input- which there was none- the hearing was closed, and the Planning Board voted unanimously to approve the Site Plan with the following conditions:

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

1. Add the following plan notes/revisions prior to submission of final plan for Planning Board signature:
  - a. Obtain all required federal, state, and local approvals, and identify said approvals on plan by approval date and permit number.
  - b. Add cover page for all signatures, place necessary signature blocks on the site plan and add blocks for initials on every plan page.
  - c. All conditions subsequent shall be included as plan notes.
2. All third-party review costs shall be paid in full.
3. Any remaining recommendations and revisions provided by the Fire Chief shall be addressed to the Chief's satisfaction, and all utility and infrastructure systems shall obtain final approval of the Fire Chief.

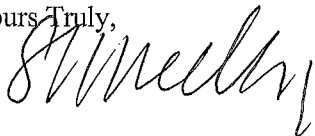
4. Establish a decommissioning removal bond per the requirements of Zoning Article 7.8, naming the town and the property owner.
5. Provide FAA documents to the Land Use Office.
6. Conditions precedent to be completed by 3/26/2026.

Conditions subsequent, to be continually complied with:

1. Approved uses include personal wireless facility uses as presented to the Planning Board. The Land Use Office shall be notified of any additional changes that could constitute a change or expansion of use, as land use approvals, including site plan review, may be required.
2. All signage shall comply with Zoning Article 5 and Site Plan Review Section 11.2.
3. All construction-phase and permanent drainage structures and stormwater management facilities shall be maintained to perform as represented and intended.
4. All soil, gravel and materials shall be managed and contained on site, without migration onto abutting properties or the public road system.
5. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.
6. Per Site Plan Review Section 8.2, if substantial site work has not commenced or a Building Permit has not been issued or if a Building Permit has been issued but not substantially acted upon within a 2-years of the date of approval, the site plan shall lapse unless a request for extension for an additional 1-year period is obtained by the applicant, prior to the date of lapsing.
7. If, at any time, uses are abandoned in accordance with the definition of abandonment in the Zoning Ordinance, necessary approvals shall again be obtained before such uses may resume.

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.

Jonathon Springer (by email only at [jspringer@springerlaw.com](mailto:jspringer@springerlaw.com))

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

Map Lot Document File