



***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

May 6, 2025

Windward Harbor Homeowners Association  
17 Commerce Drive  
Bedford, NH 03110

***Re: Site Plan Review, Winward Way  
Tax Map 200, Lot 037***

Dear Windward Harbor Homeowners Association:

At its regular meeting held on Wednesday, April 23, 2025, The Planning Board conditionally approved your application for Site Plan Review for Windward Harbor Homeowners Association of Tax Map 200, Lot 37 for the purpose of providing an updated site plan incorporating all existing site improvements for the entire lot, including a proposed 96 sq. ft. deck expansion for Unit 22 on Windward Way.

At this same meeting, the Planning Board took up the determination that the proposal does not present a potential regional impact as defined in RSA 36:55. The Board then voted six (6) in favor (Larson, Bartlett, Annaian, Connolly, Kelly, Claypoole) that this proposed site plan did not have the potential for Regional Impact.

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. Add signature block for owner and obtain owner's signature.
  - b. All conditions subsequent shall be added as plan notes.
2. All required federal, state, and local approvals shall be obtained.
3. Conditions precedent to be completed by 4/23/2026.

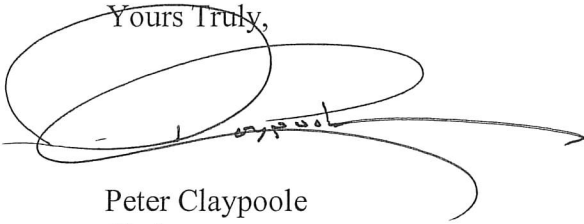
Conditions subsequent, to be continually complied with:

4. All conditions of previous site plan approvals shall remain as requirements of the development, maintenance, and operation of the site unless expressly superseded by this approval.
5. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

Windward Harbor Homeowners Association  
April 23, 2025

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

Yours Truly,

A handwritten signature in black ink, appearing to read "Peter Claypoole", with a large, loopy flourish extending to the right.

Peter Claypoole  
Chairman

cc.

Ames Associates c/o Walter Horton (by email only at [walter@amesassociates.com](mailto:walter@amesassociates.com) )

Jeff Blackwell (by email only at [jblackwell@moultonboroughnh.gov](mailto:jblackwell@moultonboroughnh.gov) )

Map Lot Document File

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