



***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 22, 2025

Lydia Eaton (Trustee)
Owner of Record: Walter L. Koenig Rev. Trust of 1997
P.O Box 272
Center Harbor, NH 03226

***Re: Subdivision
Tax Map 063, Lot 002***

Dear Lydia Eaton (Trustee):

At its regular meeting held on Wednesday, May 14, 2025, The Planning Board conditionally approved your application for the Subdivision for Lydia Eaton (Trustee) Walter L. Koenig Rev. trust of 1997 of Tax Map 063, Lot 002 for the purpose of creating one new lot of 2.65 acres \pm with a residual lot of 246.73 acres \pm .

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 (Quinlan, Bartlett, Annaian, Connolly, Kelly, Claypoole) that this proposed site plan did not have the potential for Regional Impact.

It was also decided by the Board at this meeting to grant the waiver as the rational of the residual lot of 246.3 acres in size, and the soil information given shows that there is usable area and it exceeds by far minimum lot size requirements.

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:

1. Add the following plan notes/revisions prior to submission of final plan for Planning Board signature:
 - a. All pins to be set and identified on plan.
 - b. Denote safe driveway sight distances which comply with Section 6 of the Driveway Regulations.
 - c. Confirm lot numbers with Assessing Department.
 - d. All conditions subsequent shall be included as plan notes.
2. All required federal, state, and local approvals shall be obtained.
3. Conditions precedent shall be completed, and plan shall be signed and recorded, by 5/14/2026.

Conditions subsequent, to be continually complied with:

4. Approved uses: Lots may undertake uses permitted in the Residential/Agricultural Zoning Districts and the Ground Water Overlay District, subject to applicable application and permitting requirements.
5. All uses of both lots shall perpetually comply with all Wetlands Ordinance requirements, as any exemptions per Zoning Article 9.1.5 shall no longer apply because this subdivision represents the "creation" of lots after 1/3/2008.
6. New or altered driveway access shall be subject to applicable state or town driveway permitting requirements.
7. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.
8. 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,



Peter Claypoole
Chairman

cc.

Mathew Hayden (by email only at nhsurvay42@gmail.com)

Jeff Blackwell (by email only at jblackwell@moultonboroughnh.gov)

Map Lot Document File