

**Moultonborough Planning Board**  
**P.O. Box 139**  
**Moultonborough, NH 03254**  
**(603) 476-2347**

NOTICE OF DECISION

You are hereby notified that the following decisions were made by the Moultonborough Planning Board at its regular meeting of July 9, 2025:

The Board unanimously approved the application for a Site Plan Review and Conditional Use Permit for Angelo Ciardiello (52-18) (Whittier Highway) for the construction of a four-unit multifamily dwelling located at Tax Map 52, Lot 018, adjacent to the Dollar General on Whittier Highway, within the Village Center Overlay District. The Planning Board determined that the proposal does not have the potential for regional impact under RSA 36:55. After reviewing project updates, public input, and proposed revisions addressing drainage, driveway profiles, pedestrian access, and compliance with Fire Department requests, the Board voted to approve both the Conditional Use Permit and Site Plan with the following conditions:

**CONDITIONS PRECEDENT**

To be completed prior to signature of the final plan by the Planning Board Chair:

1. Add required plan notes and revisions, including:
  - Federal, state, and local permit approvals with dates and permit numbers.
  - Clarify language referencing the four-unit building as part of the current proposal.
2. Include a cover sheet and signature blocks on all site plan pages.
3. Coordinate final addressing with the Fire Department per state and local standards.
4. Submit all documents in digital format to the Land Use Office.
5. Include all conditions subsequent as plan notes.
6. Pay all third-party review costs in full.
7. Provide escrow (amount to be determined with the Land Use Office) for required inspections.
8. Address all remaining recommendations from the Town Engineer and Fire Chief to their satisfaction and receive final approvals for utility/infrastructure systems.
9. Conditions precedent must be fulfilled by July 9, 2027.

**CONDITIONS SUBSEQUENT**

To be continually complied with:

1. Approved use includes four residential dwelling units as presented. Any changes or expansions must be reported to the Land Use Office and may require further site plan review.
2. All requirements of the Village Center Overlay District and Groundwater Protection Overlay District must be perpetually upheld.
3. Certificate of Occupancy shall not be issued until all proposed improvements are installed and operational.
4. Snow shall be stored in designated areas or removed off-site to maintain emergency access.

5. Exterior lighting must comply with Zoning Article 6.6.5.
6. Landscaping must comply with Site Plan Review Sections 11.3.1 and 11.3.4.
7. Signage must comply with Zoning Article 5 and Site Plan Review Section 1.2.
8. Stormwater management systems must be maintained and annual inspection reports submitted to the Land Use Office by July 1 each year.
9. All materials must be contained onsite to prevent migration to adjacent properties or roadways.
10. All representations by the applicant and their agents are incorporated as conditions of approval.
11. Per Site Plan Review Section 8.2, the plan shall lapse if substantial work or a building permit has not been issued (or substantially acted upon) within two years unless extended by request before the expiration date.
12. If the use is abandoned per the Zoning Ordinance, new approvals must be obtained prior to reactivation.

**Peter Claypoole**  
**Chairman**