

COPY



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

**22 Airport Road Trust, Toure F. Larson, Trustee
and Moultonboro Airbase, LLC
Tax Map 18, Lot 19 & Tax Map 18, Lot 20**

February 27, 2017

Applicants: **22 Airport Road Trust, Toure F. Larson, Trustee
36 Deehaven Road
Moultonborough, NH 03254**

**Moultonboro Airbase, LLC
306 Haines Hill Road
Wolfeboro, NH 03894**

Location: **22 Airport Road and Airport Road
(Tax Map 18, Lot 19 & Tax Map 18, Lot 20)**

On February 22, 2017, the Planning Board of the Town of Moultonborough opened a public hearing on the application of 22 Airport Road Trust, Toure F. Larson, Trustee and Moultonboro Airbase, LLC (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 1,215 +/- sq. ft. from TM 18, Lot 20 to adjacent TM 18, Lot 19, located partially in Commercial Zone B and in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on February 22, 2017. At the regularly scheduled Planning Board meeting on February 22, 2017, the Board voted seven (7) in favor (Bartlett, Kumpf, Farnham, Quinlan, Hoch, Larson, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; to not depict wetlands, topography and soils & slope information, and to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Endorsement of Plan

Following the vote of approval by the Planning Board, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plan by the Planning Board Chair.

2. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

3. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

4. Final Plat

Add the Owners' signatures to plat prior to the Chair signing the plat; Add the surveyor's seal and signature to the recordable Mylar prior to the Chair signing the plat; and the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cad file format.


Scott R. Bartlett
Chairman