



**Town of Moultonborough
Office of Development Services
P.O. Box 139 - 6 Holland Street
(603) 476-2347**

March 9, 2017

George O., Jr. & Maureen LaPierre
PO Box 438
Moultonborough, NH 03254

Re: 4 Lot Major Subdivision, 180 Holland Street, Tax Map 16 Lot 8

Dear Mr. & Mrs. LaPierre:

At their regular meeting held on Wednesday, March 8, 2017, the Planning Board approved your application for a major subdivision of Map 16, Lot 8, consisting of 27.7 +/- acres in the Residential/Agriculture (RA) zoning district to create 4 lots resulting in three new lots with 19.896 acres, 2.125 acres, 2.046 acres and one lot (with the existing dwelling) with 3.588 +/- acres with no new roads or utilities with conditions as outlined below.

To address the requirements of fire protection, the board approved your proposal requiring that all/any residential dwellings constructed on any of the proposed lots within this subdivision shall require the installation of residential fire sprinkler systems in accordance with NFPA 13D, Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes prior to the issuing of a Certificate of Occupancy. The deeds conveying Lots 8.1, 8.2 and 8.3, shall cite the aforesaid requirement.

This approval has the following conditions to be completed prior to the Chair signing the plat:

1. Boundary pins for the new lot shall be set prior to the Chair signing the plat
2. Add the State Subdivision approval number to a note on the plat.
3. Add the NH DOT Driveway permit number to a note on the plat.
4. Add the owner's signature to the plat prior to the Chair signing.
5. The final plat to be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.

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If you have questions or comments in this matter, please contact the Office of Development Services at 476-2347.

Yours truly,

Scott R. Bartlett *bw*

Scott R. Bartlett

Chairman

Cc: Gary Karp, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File
David M. Dolan

SRB/blw