



**Town of Moultonborough
Office of Development Services
6 Holland Street – PO Box 139
Moultonborough, NH 03254
(603) 476-2347**

March 24, 2017

Kaushik D. Patel, Trustee
OM Moultonborough Realty Trust
109 Raffaele Drive
Waltham, MA 02452

Re: Site Plan Amendment, Tax Map 142, Lot 1

Dear Mr. Patel:

At their regular meeting held on March 22, 2017, the Planning Board conditionally approved your application for Site Revisions of Tax Map 142, Lot 1, located in the Commercial A Zoning District for the construction of a two-bedroom apartment inside the existing structure for the Property located at 268 Whittier Highway.

The modifications shall be in accordance with the plans created by TF Moran titled "Tax Map 142, Lot 1, Site Plan, All Day Convenience, 268 Whittier Highway, Moultonborough, NH, Owned by OM Moultonborough Realty Trust, KD Patel Trustee, 109 Raffaele Drive, Waltham, MA 02452 and dated February 21, 2017". Any modification of any condition of this approval, together with previous approvals unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Planner. In such case, the applicant shall submit to the Planner the requested changes for Board approval. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

The site plan approval is subject to the following conditions: to be completed prior to the Chair signing the plan:

- 1) The apartment be for the use of the manager or an employee only of All Day Convenience and not a rental unit for use by the general public.

- 2) The receipt of an amended NH DOT driveway permit.
- 3) Review and approval of the unit by the Fire Chief and/or Code Enforcement Officer prior to the issuance of an Occupancy Permit.
- 4) The owner's signature block and signatures shall be added to the final plan prior to the Chair signing the plan.
- 5) The final plan shall be submitted to the Development Services Office in electronic format to include a pdf and an appropriate cadd file format.

Additionally, the Board granted the waiver request as submitted by Mark E. McConkey, dated December 23, 2016, since those items were contained in prior a site plan approved by the Board in April 2013.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.

Bonnie D. Whitney for
Scott R. Bartlett
Chairman, Planning Board

Date 3/24/17

Cc: Gary Karp, Town Assessor
Map Lot Document File
Mark E. McConkey – via email