



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

June 16, 2017

Lamprey-Porter House, LLC  
PO Box 1034  
Moultonborough, NH 03254

***Re: Site Plan Review and Conditional Use Permit, 1009 Whittier Highway, Tax Map 52 Lot 33***

Dear Mr. & Mrs. Lamprey:

At their regular meeting held on Wednesday, June 14, 2017, the Planning Board conditionally approved your application for site plan approval on your property Tax Map 52, Lot 33, located at 1009 Whittier Highway to allow for Mixed Use consisting of Retail Sales and Single Family Residential use. The property is located within the Commercial Zone "C", "The Village", and is also located within the "Village Center Overlay District" (VCOD). Additionally, the property is within, and subject to the requirements of the Wetlands Conservation Overlay District, and the Groundwater Protection Overlay District. As part of the approval, a Conditional Use Permit was granted for the Mixed-Use Building.

The site plan approval has the following conditions prior to the Chair signing the plat:

1. Submit the NH Dot driveway permit (or an amended permit if previously approved) to the Development Services Office prior to the signing of the Plan.
2. Add Plan note regarding necessary cross easements for parking required in the event of any future sale.
3. Recording of well release.
4. Revise Note #13 – Proposed seasonal Vendor; food/refreshment cart – Requires Annual renewal of a Temporary Use Special Exception from the Moultonborough Zoning Board of Adjustment.
5. The final plat be submitted to the Development Services Office in electronic format to include both a pdf an approved CAD file format.
6. All application fees and reviews shall be paid in full prior to the signing of the Plan.

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bwhitney@moultonboroughnh.gov**

7. Installation of two "Parking in Rear" signs to front of the building.
8. Add Owners' signatures to the plat.

Yours truly,



Scott R. Bartlett  
Chairman

Cc: Gary Karp, Town Assessor  
Map Lot Document File  
David M. Dolan/David M. Dolan Associates, PC

