



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

**Gregory S. Wallace & Joseph J. Frohnhofer, III, and Gregory Wallace,
Tax Map 49 Lot 5 and Tax Map 69 Lot 2**

June 15, 2017

Applicants: Gregory S. Wallace & Joseph J. Frohnhofer, III
P.O. Box 447
Moultonborough, NH 03254

Gregory Wallace
P.O. Box 447
Moultonborough, NH 03254

Location: Ossipee Mountain Road and 251 Gov. Wentworth Highway
(Tax Map 49 Lot 5 and Tax Map 69 Lot 2)

On June 14, 2017 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Gregory S. Wallace & Joseph J. Frohnhofer, III, and Gregory Wallace (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 3.68 Acres from Tax Map 49, Lot 5 to adjacent parcel Tax Map 69, Lot 2 resulting in Tax Map 49 Lot 5 area becoming 22.31 acres, and resulting in Tax Map 69 Lot 2 area becoming 5.57 acres, located in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on June 14, 2017. At the regularly scheduled Planning Board meeting on June 14, 2017, the Board voted six (6) in favor (Bartlett, Quinlan, Hoch, Larson, Thorman, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; to depict setback lines, topography, soils & slope information, off site Geographic's and depict the location and dimensions of property lines of the outboard lots where nothing is changing, and to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins shall be set in conformance with the plan entitled, "Boundary Line Adjustment Plan Lands of Gregory S. Wallace & Joseph J. Frohnhofer III, Tax Map 49 Lot 5; Ossipee Mountain Road; And; Gregory S. Wallace; Tax Map 69 Lot 2; 251 Gov. Wentworth Highway, Moultonborough, Carroll County, NH, 18 April 2017" By David M. Dolan Associates, P.C. prior to the signing of the plat by the Planning Board Chair.

2. Endorsement of Plan

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, 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 one hundred and twenty (120) days of signing of the plan by the Planning Board Chair and prior to any construction commencing (if any).

3. 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.

4. 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.

5. Final Plat

Owners' signatures added to plat and the owners shall sign the plat prior to recording of plat at the Carroll County Registry of Deeds, and that the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.

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.



Scott R. Bartlett
Chairman

Date 6-16-17