



Town of Moultonborough Planning Board

Notice of Decision Boundary Line Adjustment Abbott Family Trust and Lacey Family Trust 2013, Tax Map 4 Lot 1 and Tax Map 19 Lot 4

July 27, 2017

Applicants: Abbott Family Trust
P.O. Box 43
Moultonborough, NH 03254

Lacey Family Revocable Trust 2013
263 Bodge Hill Road
Moultonborough, NH 03254

Location: Abbott Road and 263 Bodge Hill Road
(Tax Map 4 Lot 1 and Tax Map 19 Lot 4)

On July 26, 2017 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Abbott Family Trust and Lacey Family Revocable Trust 2013 (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 3.60 Acres from Tax Map 4, Lot 1 to adjacent parcel Tax Map 19, Lot 4 resulting in Tax Map 4, Lot 1 area becoming 97.90 acres, and resulting in Tax Map 19 Lot 4 area becoming 15.42 acres, located in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on July 26, 2017. At the regularly scheduled Planning Board meeting on July 26, 2017, the Board voted seven (7) in favor (Bartlett, Quinlan, Farnham, Hoch, Larson, Thorman, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; to depict the location and dimensions of property lines of the outboard lots; soils & slope information, depict setback lines, and topography 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 having been set in conformance with the plan entitled, "Boundary Line Adjustment Plan, Richard J. Abbott, Trustee, (PO Box 43, Moultonborough, NH 03254), Abbott Family Trust, Tax Map 4 Lot 1 - Abbott Road, And, Thomas J. & Jeanne M. Lacey, Trustees, (263 Bodge Hill Road, Moultonborough, NH 03254), Lacey Family Revocable Trust of 2013, Tax

Map 19 Lot 4 – 263 Bodge Hill Road, Moultonborough, Carroll Co., NH June 2017, By Hambrook Land Surveying, 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.



Robert L. Ward
Town Planner

Date 7/31/2017