



**Town of Moultonborough
Land Use Department
P.O. Box 139 - 6 Holland Street
(603) 476-2347**

September 15, 2017

Tamarack Development LLC
422 Daniel Webster Highway
Meredith, NH 03253

David K. Chase & Priscilla J. Chase 2008 Trust
253 Whittier Highway
Moultonborough, NH 03254

***Re: Boundary Line Adjustment, 5 Lot Major Subdivision, Conditional Use Permit;
253 Whittier Highway & Whittier Highway, Tax Map 142 Lots 80 & 80.1***

Dear Mr. Allen and Mr. & Mrs. Chase:

At their regular meeting held on Wednesday, September 13, 2017, the Planning Board approved your application for a Boundary Line Adjustment conveying 15,290 square feet from Tax Map 142, Lot 80.1 to adjacent parcel Tax Map 142, Lot 80 resulting in Lot 80 area becoming 3.30 acres. Additionally, they approved a Major 5 lot subdivision of Map 142, Lot 80.1, now consisting of 13.16 +/- acres in the Commercial Zone A zoning district to create 5 lots resulting in lots containing 2.08 acres, 2.17 acres, 2.34 acres, 2.49 acres and 4.08 acres with a proposed new private road with an area of 0.24 ± acres with conditions as outlined below. As part of the approval, a Conditional Use Permit was granted for the proposed construction of a foot bridge and path within the required wetland buffer.

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

1. Add the owner's signatures to the plat.
2. The Licensed Land Surveyor and Licensed Professional Engineer's stamp and signatures be added to the plat and the storm water management plans.
3. The final plat to be submitted to the Land Use Department in electronic format to include both a pdf and an approved cadd file format.

4. That the Applicant obtain a NPDES permit from the US EPA for the proposed subdivision.
5. Add a note on the plat stating that all proposed utilities be installed underground to the greatest extent possible in accordance with utility company requirements.
6. That the new owner of each of the proposed lots prepare and submit the following to the Land Use Department for review at the time of filing for a building permit: A finished grading plan (at 2-foot contour interval) for the proposed driveway serving the new owner's lot.
7. A copy of the road maintenance agreement provided to the Land Use Department.
8. A copy of the Stormwater maintenance plan provided to the Land Use Department.
9. A copy of the revised NH DOT Driveway permit provided to the Land Use Department.
10. All proposed homes use Best Management Practices for stormwater infiltration around the drip edge of the roofs and driveways.

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 Map 142 Lots 80.1 and 80.2, Map 135 Lots 48, 49 and 50, shall cite the aforesaid requirement.

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.

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.

If you have questions or comments in this matter, please contact the Land Use Department at 476-2347.

Yours truly,



Scott R. Bartlett
Chairman

Cc: Dan Ellis
Gary Karp, Town Assessor
Map Lot Document File
Susette Remson, Tax Collector