



**Town of Moultonborough
Land Use Department
6 Holland Street – PO Box 139
Moultonborough, NH 03254
(603) 476-2347**

November 2, 2017

Donald J. Vercautern Trust
Donald J. Vercautern Trustee
515 South Washington Drive
Sarasota, FL 34236

Re: Site Plan Review, Tax Map 160, Lot 6; 7 Black Point Road

Dear Mr. Vercautern:

At their regular meeting held on Wednesday, October 25, 2017, the Planning Board voted unanimously to approve your application for Site Plan Review of Tax Map 160, Lot 6, located in the Residential/Agricultural Zone, for the removal and replacement of an existing single-family dwelling on the property known as Clark's Landing Cottages. The Board approved the request for waivers for a Landscape Plan and to depict existing contours up to 100 ft. beyond project limits. The Board also granted a Conditional Use Permit (CUP) for the floating walkway.

This site plan approval has the following conditions to be completed prior to the Chair signing the plan:

- 1) The Owners' Signature be added to the plan.
- 2) Add the Licensed Land Surveyor's stamp and signature to the plan.
- 3) The final plan be submitted to the Land Use Department in electronic format to include both a pdf and an acceptable cadd file format.
- 4) All wetlands on the property be mapped by a Licensed Wetland Scientist with the stamp and signature added to the plan to assure compliance with the required 50 ft. wetland setback.
- 5) That all references to Office of Development Services be changed to Moultonborough Land Use Department.
- 6) Add note to plan that all new lighting shall comply with requirements of Section VI. F of the Zoning Ordinance.

7) Depict location of new septic system on plan, and add construction approval number to the plan.

8) Completion of the Conditional Use Permit Application for the floating walkway.

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

Yours truly,



Scott R. Bartlett
Chairman, Planning Board

Cc: Luke Dupuis, Project Management Home Comfort
William E. Evans, PE
James M. Hambrook, LLS
Don Cahoon, Code Enforcement Officer
Josephine Belville, Assessor
Map Lot Document File