



Town of Moultonborough Planning Board

Notice of Decision

Site Plan Review

Bald Peak Land Co., Inc. (Map 187-Lot 2) (180 Bald Peak Drive)

November 2, 2017

Applicant: **Bald Peak Land Co., Inc.**
PO Box 201
Melvin Village, NH 03850-0201

Location: **TM 187-2; 180 Bald Peak Drive**

At their regular meeting held on Wednesday, October 25, 2017, the Moultonborough Planning Board opened a public hearing on the application of Bald Peak Land Co., Inc. (hereinafter referred to as the "Applicant" and/or "Owner") to allow for the construction of a 40' x 82' dormitory for staff housing, with minor changes to the immediate area to include an improved vehicular access drive with gravel parking, stormwater control measures and septic system on the lot in the Residential/Agricultural Zoning District.

At the conclusion of testimony and questions on October 25, 2017, the Public Hearing was closed, and the Board voted unanimously to Grant the request for Site Plan approval with the requested waiver to not depict the parcel's entire boundary information on the plan. This approval has the following conditions to be completed prior to the Chairman signing the plat:

1. That the owner's signature be added to the final site plan.
2. That the final plan is submitted to Land Use Department in electronic format to include both a pdf and an approved cadd file format.
3. Approval from the Fire Chief for the winter accessibility, remote fire monitoring and standpipe location.
4. Verification of revised plans regarding height compliance by the Code Enforcement Officer.
5. That all references to Office of Development Services be changed to Moultonborough Land Use Department.

And compliance with the following general conditions;

1. Conformance with Plan

Work shall conform to the final plans submitted to the Land Use Department and signed by the Planning Board Chair.

2. Amendments

Any modification to the original approved plans titled "STAFF HOUSING, PROPOSED SITE DEVELOPMENT PLAN, Prepared for, Bald Peak Land Co., Inc., Bald Peak Drive & Branch Road, Moultonborough, New Hampshire, Signed by James F. Rines, October 25, 2017, White Mountain Survey and Engineering, Inc." and any modification of any condition of this approval, together with previous

approvals unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Planner. In such case, the applicant shall submit to the Planner the requested changes for Board approval. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

3. 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 site plan, subject to conditions of this approval, which shall be recorded at Town Hall.

4. Site Plan Regulations

The Site shall be constructed in accordance with the requirements of the Site Plan Regulations and any other applicable rules and regulations as affected by this decision.

5. Transfer of Ownership

The terms, conditions, restrictions and/or requirements of this decision shall be binding on any new owner and its successors and/or assigns.

6. Progress Reports

Upon the request, the owner shall submit reports of the progress of the site's completion within five (5) business days.

7. Construction Practices

All construction shall be carried out in accordance with Town of Moultonborough ordinances and the Site Plan Regulations, as well as all other pertinent rules and regulations. Additionally, all staging of materials and equipment shall be on-site, and no equipment or materials not directly used in the construction of the site shall be located on site.

8. Construction Requirements

- a. Any roadways, driveways, or sidewalks damaged during construction shall be restored to their original condition by the Owner prior to the issuance of a Certificate of Occupancy for the site.
- b. All construction shall occur between the hours of 6:00 am and 9:00 pm as required by the Town of Moultonborough Unnecessary Noise Ordinance (Section 10.2(6)).
- c. The applicant shall clean construction vehicles before they exit the construction site, and clean and sweep all streets affected by their construction truck traffic as necessary.

9. Fire Department

All work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

10. Code Enforcement Officer

All work shall comply with the requirements of the Land Use Department as affected by this decision, and shall at a minimum, include the Building Code, Zoning Ordinance, Site Review Regulations, Noise Ordinance, etc. **A Certificate of Occupancy shall be applied for and issued prior to occupancy of the structure.**

11. Utilities

Any utility installation shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of a Building Permit.

12. Lighting

All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Regulations.

13. Signage

Any proposed signage shall be in compliance with the Town of Moultonborough Zoning Ordinance, Article 5, and shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy for the site.

14. E-911 Numbering

The site shall conform to the Town of Moultonborough Building Numbering System Ordinance (Section 20), as applicable, prior to the issuance of a Certificate of Occupancy for the site.

15. 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.

16. Violations

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Code Enforcement Officer, unless the violation of such condition is cured within fourteen (14) days, or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

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, Planning Board

Date _____