



Town of Moultonborough Planning Board

Notice of Decision
Boundary Line Adjustment
-Lands of-
Eva Marie Haney Revocable Trust
Tax Map 180 Lot 8

Eric P. & Debbie C. Greene
Tax Map 180 Lot 6

&
Eric P. & Debbie C. Greene & Eva Marie Haney Revocable Trust
Tax Map 180 Lots 7 & 38

October 11, 2019

Applicants: Eva Marie Haney Revocable Trust
57 Cottage Road
Moultonborough, NH 03254

Eric P. & Debbie C. Greene
3 Pond Circle
Pepperell, MA 01463

Location: 51 Cottage Rd, Cottage Rd and 57 Cottage Rd
(Tax Map 180, Lots 6, 7, 8 & 38)

On October 9, 2019 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Eric P. & Debbie C. Greene (Tax Map 180 Lot 6), Eva Marie Haney Revocable Trust (Tax Map 180 Lot 8) and Eric & Debbie Greene (1/2 Interest) and Eva Marie Haney Revocable Trust (1/2 Interest) (Tax Map 180 Lots 7 & 38) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment with Four Existing Lots of which two (Tax Map 180 Lot 7 and Lot 38) are each to be divided into two parcels of equal size (Lot 7 - Parcels A & B; Lot 38 Parcels C & D) which are to be conveyed to Lot 6 (Obtains Parcels A & C) and Lot 8 (Obtains Parcels B & D). The result being two lots - eliminating two existing non-conforming lots of record and increasing the area and shoreline frontage of two existing non-conforming developed lots of record which are located in the Residential Agricultural (R/A) Zoning District.

Subsequent to public input the hearing was closed on October 9, 2019 and a vote of the Planning Board was taken to grant the waivers. The Board then voted six (6) in favor (Hoch, Lindamood, Larson, Stephens, Balise, Quinlan), none (0) opposed, to grant their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins set in conformance with the plan entitled, "Boundary Line Adjustment Plan of Lands of Eric P. & Debbie C. Greene Tax Map 180 Lot 6, Eva Marie Haney Revocable Trust Tax Map 180 Lot 8 and Land of Eric P. & Debbie C. Greene (1/2 Interest) Eva Marie Haney Revocable Trust (1/2 Interest) Tax Map 180 Lot 7 and Lot 38 Cottage Road, Moultonborough, Carroll County, NH, 18 September 2019 (Revisions 10/7/19) 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 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.

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.

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

Surveyor's seal and signature and the Owners' signatures added to plat prior to recording at the Carroll County Registry of Deeds, Submit the deeds for the adjusted lots with the plat for recording directly after recording of the plat, and the final plat be submitted to the Land Use Department in appropriate electronic format to include both a pdf and an approved CAD 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.


Allen R. Hoch
Vice Chairman

Date 10/11/2019

Cc: Josephine Belville, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File

email: David M. Dolan Associates, P.C.