



**Town of Moultonborough
Land Use Department
PO Box 139 ~ 6 Holland Street
(603) 476-2347**

September 26, 2019

Stephen W. Hunter
PO Box 94
Center Tuftonboro, NH 03816

NOTICE OF DECISION

Re: 3-Lot Major Subdivision, Caverly Road, Tax Map 157, Lot 1

Dear Mr. Hunter:

At their regular meeting held on Wednesday, September 25, 2019, the Planning Board approved, with conditions, your application for a 3-lot major subdivision of Tax Map 157, Lot 1, consisting of approximately 31 acres in the Residential/Agriculture (RA) zoning district to create two new lots, Lot 1 with 7.3 +/- acres, Lot 1.1 with 2.84 +/- acres and the residual lot, Lot 1.2 with 20.80 +/- acres, on Caverly Road.

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

1. The Owner's signature being added to the final plan;
2. The Surveyor's stamp and signature shall be added to the final plan;
3. New lot corners shall be pinned/set;
4. The final plat be submitted to the Land Use Department in electronic format to include both a pdf and an approved CAD file format.
5. Revision to Note #6 to add "and that a 10,000-gallon cistern is constructed". Note #6 to read: Proposed Lot 157-1.2 is not intended to be a buildable lot and cannot be built upon until any Class VI road portion is upgraded to Town Standards up to the proposed driveway location, and that a 10,000-gallon cistern is constructed".

6. Add notation "Area Reserved for High Speed Data Communication to Benefit Lots 157-1 & 157-1.1" to the mylar/plan for recording.

Additionally, the Board granted a waiver of the following sections of the Subdivision Regulations, Section 4.3.1.4 and Section 4.3.1.11, Wetlands and Soils for the proposed 3-lot subdivision, due to specific circumstances of the development or conditions of the land indicate that the waiver will properly carry out the spirit and intent of the Regulations.

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

Yours truly,



Allen R. Hoch,
Vice-Chairman, Planning Board

Cc: Walter Horton, Ames Associates
Map Lot Document File
Josephine Belville, Assessor
Steve Zalewski, Code Enforcement Officer

