



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

June 27, 2019

Richard & Sheena Abbott
PO Box 993
Moultonborough, NH 03254

Re: Site Plan Review, Tax Map 68 Lot 8; 252 Governor Wentworth Highway

Dear Mr. & Mrs. Abbott:

On June 12, 2019 the Planning Board of the Town of Moultonborough opened a public hearing on your application for site plan review for your property located 252 Governor Wentworth Highway, Tax Map 68 Lot 8 for the use of the barn and proposed new garage for storage of equipment used for an off-site event business for the site located in the Residential/Agricultural Zone, and the Ground Water Protection Overlay District.

The public hearing was continued to June 26, 2019. At that regularly scheduled Planning Board meeting, the Board voted by a vote of six (6) in favor (Hoch, Lindamood, Kelly, Stephens, Balise, Quinlan), one (1) opposed (Bartlett), to conditionally **approve** the site plan application with three waivers from Sections 10.A.2, 10.D.5 and 11.C of the Site Plan Regulations relating to Contours, Traffic Impact Assessment and Analysis and Landscaping.

This site plan approval is subject to the following conditions:

- 1) Revise Plan Note #7 from "five" to two 12-14 foot White Pine Trees;
- 2) Revise Plan Note #5 to 7 AM to 7 PM Seven days a week;
- 3) The installation of an indoor grease dipper;
- 4) Parking shall comply with Section VI.F.6.g of the Moultonborough Zoning Ordinance;
- 5) Revise Plan Note #6 to include motion sensor lighting for loading dock area(s);
- 6) No outside storage of equipment, including but not limited to tents, stakes, tent poles;
- 7) Owner to walk/check/inspect septic regularly on a monthly basis;

- 8) The owner's signature shall be added to the final plan prior to the Chair signing;
- 9) All references to the Office of Development Services be changed to the Moultonborough Land Use Department;
- 10) The final plan be submitted to the Land Use Department in electronic format to include both a pdf and an approved CAD file format;
- 11) Receipt of all necessary local, state and federal permits.

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 (603) 476-2347.

Yours truly,

Bonnie L. Whitney

for Scott R. Bartlett
Chairman, Planning Board

Cc: Josephine Belville, Assessor
Map Lot Document File

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