



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

May 13, 2019

Bob House Cottages, LLC
C/o Jonathan W. Mills
25 High Ridge Road
Moultonborough, NH 03254

Re: Site Plan Amendment, Tax Map 103 Lot 4; 528 Whittier Highway

Dear Mr. Mills:

At their regular meeting held on Wednesday, May 8, 2019, the Moultonborough Planning Board voted unanimously to approve the application for Site Plan Amendment for Bob House Cottages, LLC, Tax Map 103 Lot 4, to allow for an Amendment to a previously approved Site Plan from July 11, 2007, to allow for the conversion of Cabin #3 to an ice cream stand. Also, the placement of three picnic tables in the adjacent outdoor display area, and the addition of five (5) spaces for the proposed ice cream parking, for the site, located in the Commercial A Zoning District.

This site plan approval is subject to the following conditions:

- 1) The owner's signature shall be added to the final plan prior to the Chair signing;
- 2) The final plat be submitted to the Land Use Department in appropriate electronic format;
- 3) That any reference to Office of Development Services be changed to Moultonborough Land Use Department;
- 4) Removal cooking facilities from Cottage #7;
- 5) Eliminate the 2006 "Proposed 24' x 30' garage from the site plan;
- 6) Designation of 5 employee parking spaces to the rear with signage indicating "employees parking only";
- 7) Provide curb stops for parking spaces;
- 8) Lighting to comply with Town of Moultonborough Zoning Ordinance;

9) Amendment of hours of operation to 10AM-10PM.

If you have questions or comments in this matter, please contact the Land Use Department at (603) 476-2347.

Yours truly,



Scott R. Bartlett
Chairman, Planning Board

Cc: Steve Zalewski, CEO
Josephine Belville, Assessor
Map Lot Document File

