



Town of Moultonborough Planning Board

Notice of Decision **Approval of Amended Site Plan for** **Camp Tecumseh/Tax Map 212, Lot 1**

April 29, 2019

Applicant: **Camp Tecumseh**
 C/O Douglas Knight
 975 Moultonboro Neck Road
 Moultonborough, NH 03254
Location: **Moultonboro Neck Road (Tax Map 212 Lot 1)**

On April 24, 2019 the Moultonborough Planning Board opened a public hearing on the application of Camp Tecumseh, 975 Moultonboro Neck Road, Moultonborough, NH (hereinafter referred to as the "Applicant" and/or "Owner") to amend the previously approved Site Plan from November 12, 2014 to allow for construction of a twenty-four (24) foot by twenty-four (24) foot addition to the existing building known as "Munger Cottage" with all other aspects of the original site plan remaining in effect, located in the Residential Agricultural (RA) Zoning District.

The Public Hearing was closed on April 24, 2019 and a vote of the Planning Board was made. The Board voted seven (7) in favor (Bartlett, Larson, Lindamood, Kelly, Stephens, Balise, Quinlan), none (0) opposed, to approve the site plan amendment with the following waivers from Section 10. General Requirements Checklist for Site Plan Submission. A. Base Survey. 1, 2, 5, 6, 7, & 8. B. Site Plan. 1. C. Site Plan Detail. 2 & 11. D. Additional Material or Information Required. 1, 2, 3, 4 & 5, and to grant the request for an amendment to the previously approved Site Plan subject to the following conditions:

1. Conformance with Plan

Work shall conform to the plans entitled, "Site Plan Amendment for Proposed Addition to Munger Cottage Prepared for Camp Tecumseh, Inc. Tax Map 212, Lot 1", 975 Moultonboro Neck Road, Moultonborough, Carroll County, NH, prepared by David M. Dolan Associates, P.C., 23 Main Street, Center Harbor, NH 03226, dated 26 March 2019.

2. Amendments

Any modification to the original approved plans created by David M. Dolan Associates, P.C., titled "Site Plan Amendment for Proposed Addition to Munger Cottage Prepared for Camp Tecumseh, Inc. Tax Map 212, Lot 1", 975 Moultonboro Neck Road, Moultonborough, Carroll County, NH, prepared by David M. Dolan Associates, P.C., 23 Main Street, Center Harbor, NH 03226, dated 26 March 2019, 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. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

3. Endorsement and Recording of Plan

Following the vote of approval by the Planning Board, and the fulfillment of any conditions precedent, the Planning Board Chairman shall sign the approved plan, subject to any subsequent conditions of this approval, which shall be recorded at Moultonborough Town Offices.

4. Conditions of Previous Site Plan Approval Binding

All terms and conditions of the previously approved Site Plan for the expansion of the infirmary, dated November 12, 2014, shall remain in full effect and are hereby incorporated as conditions of approval into this decision.

5. 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.

6. Code Enforcement Office

All work shall comply with the requirements of the office of the Moultonborough Code & Health Officer as affected by this decision and approved by same prior to the issuance of the Certificate of Occupancy for the site.

7. Lighting

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

8. NH DES Approval


Subject to receipt of NH DES Shoreland Permit by Notification and NH DES Subsurface approval for the relocation of the septic tank.

9. 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.

10. 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 & Health Officer or the Town Planner. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board after properly noticed compliance hearing or hearings are held.


Scott R. Bartlett
Chairman

Date 4-29-19