



Town of Moultonborough Planning Board

Notice of Decision
Boundary Line Adjustment
William J. Blackadar Trust, William J. Blackadar, Trustee
Tax Map 135 Lots 7 & 8

April 16, 2019

Applicants: William J. Blackadar Trust
William J. Blackadar, Trustee
PO Box 828
Center Harbor, NH 03226

Location: 376 Whittier Highway and Whittier Highway
(Tax Map 135 Lot 7 and Tax Map 135 Lot 8)

On April 10, 2019 the Planning Board of the Town of Moultonborough opened a public hearing on the application of William J. Blackadar Trust and William J. Blackadar [hereinafter referred to as the "Applicant(s)" and/or "Owner(s)"], for a Boundary Line Adjustment for an equal exchange of 8,091 square feet of land between Tax Map 135 Lot 7 and Tax Map 135 Lot 8, located in the Commercial Zone "A" District.

The public hearing was closed on April 10, 2019 and a vote of the Planning Board was made. The Board voted six (6) in favor (Bartlett, Hoch, Larson, Stephens, Balise, Quinlan), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers of Section 4.3(A) (3), (5), (10) & (12) relating to wetlands, topography, soil and slopes, and off site geographic facts within 200 feet of the property, and 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 Land of, William J. Blackadar Trust, Tax Map 135 Lot 7, 376 Whittier Highway, And Land of, William J. Blackadar, Tax Map 135 Lot 8, Whittier Highway, Moultonborough, Carroll County, New Hampshire, 14 March 2019 prior to the signing of the plat by the Planning Board Chair.

2. Owner's Signature(s) shall be added to the plat prior to signing by the Planning Board Chair.

3. 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 and prior to any construction commencing.

4. 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.

5. 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.

6. Final Plat

The final plat be submitted to the Land Use Department in electronic format to include both a pdf and an approved cadd 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, and it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.



Scott R. Bartlett
Chairman

Date 4-16-19