



## **Town of Moultonborough Planning Board**

### **Notice of Decision**

#### **Boundary Line Adjustment**

**Thomas K. Shou and Guy L. Petell**

**Tax Map 117 Lot 3 and Tax Map 118 Lot 15**

**March 1, 2018**

**Applicants:** Thomas K. Shou  
15630 SW 87<sup>th</sup> Avenue  
Palmetto Bay, FL 33157-2055

Gul L. Petell  
53 Lake Street  
Concord, NH 03301

**Location:** 30 Badger Island Point and 86 Badger Island Point  
(Tax Map 117 Lot 3 and Tax Map 118 Lot 15)

On February 28, 2018 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Thomas K. Shou and Guy L. Petell (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 22,290 square feet from Tax Map 117, Lot 3 to adjacent parcel Tax Map 118, Lot 15 resulting in Tax Map 117, Lot 3 area becoming 16 +/- acres, and resulting in Tax Map 118 Lot 15 area becoming 1.21 acres, located in the Residential Agricultural (R/A) Zoning District.

The public hearing was closed on February 28, 2018 and a vote of the Planning Board was made. The Board voted six (6) in favor (Bartlett, Quinlan, Hoch, Larson, Lindamood, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; to depict the location and dimensions of property lines of the outboard lots; soils & slope information, depict setback lines, and topography where nothing is changing, and to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

#### **1. Conformance with Plan**

All pins having been set in conformance with the plan entitled, "Boundary Line Adjustment Survey, Land of, Thomas K. Shou, & Guy L. Petell, Tax Map 117 Lot 3 & Tax Map 118 Lot 15, 30 & 86 Badger Island Point, Town of Moultonborough, Carroll County, New

Hampshire, By Ames Associates, prior to the signing of the plat by the Planning Board Chair.

**2. Endorsement of Plan**

Following the vote of approval by the Planning Board, and 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 (if any).

**3. 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 and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

**4. 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.

**5. Final Plat**

Owners' signatures added to plat and the owners shall sign the plat prior to recording of plat at the Carroll County Registry of Deeds, and that 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, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.



Robert L. Ward  
Town Planner

Date 03/19/2018