



**Town of Moultonborough
Office of Development Services
P.O. Box 139 - 6 Holland Street
(603) 476-2347**

May 10, 2018

Ricky M. & Rebecca A. Morgan
129 Severance Road
Moultonborough, NH 03254

Re: 2 Lot Major Subdivision & Conditional Use Permit, 129 Severance Road, Tax Map 152, Lot 1

Dear Mr. & Mrs. Morgan:

At their regular meeting held on Wednesday, May 9, 2018, the Planning Board approved your application for a major subdivision of Map 152, Lot 1, consisting of 46.9 +/- acres in the Residential/Agriculture (RA) zoning district to create 2 lots resulting in one new lot with 19.41 acres and one lot (with the existing dwelling) with 27.49 +/- acres with no new roads or utilities with conditions as outlined below. As part of the approval, a Conditional Use Permit was granted to allow construction of a driveway (maximum width of 12 feet where shown on the plat) within the wetland buffer on the proposed new lot.

This approval has the following conditions to be completed prior to the Chair signing the plat:

1. Set the boundary monuments;
2. Add the owner's signature block to the plat and have the owner sign plat;
3. Receipt of an approved Town driveway permit for the file;
4. The Licensed Land Surveyor signatures to the plat;
5. The final plat to be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.

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

Yours truly,

Scott R. Bartlett, Chairman
Planning Board

Cc: Josephine Belville, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File
Walter Horton, Ames Associates