



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

June 14, 2018

Irvin Crespo 2018 Trust
Irvin C. Crespo, Trustee
85 Eagle Shores Road
Moultonborough, NH 03254

Re: 2 Lot Minor Subdivision, 85 Eagle Shore Road, Tax Map 195, Lot 8

Dear Mr. Crespo:

At their regular meeting held on Wednesday, June 13, 2018, the Planning Board approved your application for a minor two lot subdivision of Map 195, Lot 8, consisting of 3.81 +/- acres in the Residential/Agriculture (RA) zoning district to create 2 lots resulting in one new lot with 1.65 acres and one lot (with the existing dwelling) with 2.16 +/- acres with no new roads or utilities with conditions as outlined below.

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

1. Existing dwelling located on Lot 8.1 to be removed or relocated to a conforming location;
2. Set the boundary monuments;
3. Receipt of NH DES subdivision approval;
4. Add the State Subdivision approval number to a note on the plat;
5. Owner's signature block and signatures to be added to the plat;
6. Receipt of approved Town driveway permits for the file;
7. The Licensed Land Surveyor signature to the plat;
8. The final plat to be submitted to the Development Services Office in electronic format to include both a pdf and an approved CAD file format;
9. Receipt of a NH DES Approval for Construction of Sewage Disposal System;
10. Add notation regarding 'release and easement deed' as noted on prior Boundary Line Adjustment recorded at CCRD Book 229 Page 83.

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: David M. Dolan (via email)
Josephine Belville, Assessor
Map Lot Document File

