



**Town of Moultonborough
Land Use Department
6 Holland Street – PO Box 139
Moultonborough, NH 03254
(603) 476-2347**

September 17, 2018

David C. Wakefield
11 Harriet Lane
Moultonborough, NH 03254

Re: 3 Lot Major Subdivision, 9 Shaker Jerry Road, Tax Map 176 Lot 2

Dear Mr. Wakefield:

At their regular meeting held on Wednesday, September 12, 2018, the Planning Board approved your application for a major subdivision of Map 176, Lot 2, consisting of 12.7 +/- acres in the Residential/Agriculture (RA) zoning district to create 3 lots resulting in one new lot containing 3.947 acres, a second new lot containing 3.403 acres, with a residual lot containing 5.393 +/- acres (with the existing dwelling) with no new roads or utilities with conditions as outlined below. As part of the approval, two Conditional Use Permits were granted for the relocation of the existing single-family dwelling on Proposed Lot 2 to be located 14 feet to the wetland, and for the construction of a proposed driveway to be located 34 feet to the wetland for Proposed Lot 2.1.

The subdivision approval has the following conditions prior to the Chair signing the plat:

1. Receipt of NH DES subdivision approval;
2. Conditional Use Permit for location of driveway on Proposed Lot 2.1;
3. Receipt of NHDOT Driveway Permit for Lot 2.1;
4. Add Owners' signature to the plat.
5. The final plat be submitted to the Land Use Department in electronic format to include both a pdf and an approved CAD file format;
6. All references to Office of Development Services be changed to Moultonborough Land Use Department;
7. Set the boundary pins prior to the Chair signing the plat;

The two Conditional Use Permit approvals are subject to the following conditions;

1. Compliance with the requirements of Article IX, Wetlands Resources Conservation Overlay District, Section A., Sub-Sections (g), (h) & (i); Article IX. Wetlands Resources Conservation Overlay District, CUP General Standards 3,8,9,10,12, & 13; and Article XIII (Groundwater Protection Ordinance);
2. Add notation to CUP plat that all construction shall take place using best management practices.

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 filed in the Town of Moultonborough.

If you have questions or comments in this matter, please contact the Town Planner, Robert Ward at 476-2347.

Yours truly,



Allen R. Hoch
Vice Chairman

Cc: Josephine Belville, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File

email: Dave Dolan, David M. Dolan Associates

