



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

February 25, 2021

Carbonfund.org Foundation
Eric M. Carlson
853 Main Street
East Aurora, NY 14502

Re: Site Plan Amendment, Tax Map 107, Lot 8; 100 Sibley Road

Dear Mr. Carlson:

At their regular meeting held on Wednesday, February 24, 2021, the Planning Board conditionally approved your application for Site Plan Amendment of Tax Map 107, Lot 8, located in the Residential / Agricultural Zoning District for the construction of two new camper cabins, and the relocation of the former ceramics building for use as a storage building, as presented at the Public Hearing.

The site plan approval has the following conditions:

Precedent

- 1) The owner's signature be added to the plan prior to the Chair signing the plan.
- 2) Add a reference to Ames Associates letter of January 27, 2020 to note 9 on the plan.
- 3) Show the proposed tree line to remain around the 2 new cabins on the plan.
- 4) Add a note referencing the State Fire Marshal's letter of April 28, 2020 and the Fire Chief's comments of January 27, 2021 that states that the requirements in the referenced documents shall be adhered to for the construction and use of the 2 new cabins.
- 5) Receipt of all necessary local, state, and federal permits prior to the Chair signing the plan.
- 6) Amend note 10 to Maximum camp population (campers and staff) not to exceed 353 in total.
- 7) Add a note stating the requirement of drip edge infiltration for the new cabins and arts building.

Subsequent

- 1) Building permits shall be required for construction of the cabins and for relocation of the former ceramics building.
- 2) Satisfactory inspection by the Fire Chief and Code Officer shall be required before the issuance of a certificate of occupancy and prior to use of the cabins.
- 3) An as-built plan be submitted to the Land Use Department in electronic format to include both a pdf and an acceptable CAD 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: Hambrook Land Surveying via email (jimhambrook@gmail.com)
Map Lot Document File
Steve Zalewski, Code Enforcement Officer via email
Tom Hughes, Town Assessor via email