



## **Town of Moultonborough Planning Board**

### **Boundary Line Adjustment**

**-Lands of-**

**Timothy D. Morrison**

**Tax Map 69 Lot 19 and Lot 20.1**

**March 24, 2021**

**Applicant:** Timothy D. Morrison  
57 McDuffee Road  
Center Tuftonboro, NH 03816

**Location:** 369 Gov. Wentworth Highway and Gov. Wentworth Highway  
(Tax Map 69 Lot 19 & Tax Map 69 Lot 20.1)

On March 24, 2021, the Planning Board of the Town of Moultonborough held a remote public hearing on the application of Timothy D. Morrison (Tax Map 69 Lots 19 & 20.1) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment transferring 1.11 acres of land from Lot 19 to Lot 20.1 resulting in lots of 2.63 acres (Lot 20.1) and 18.01 acres (Residual Lot 19) which are in the Residential Agricultural (R/A) Zoning District.

Prior to public input on March 24, 2021, the Town Planner stated for the record that it was his belief that this proposed boundary line adjustment did not have the potential for Regional Impact. Based on the advice of the Planner, the Board did not take a vote on the potential for Regional Impact.

After public input, the hearing was closed on March 24, 2021 and the Planning Board by a roll call vote, voted six (6) in favor (Amy, Sandra, Brie, Norman, Al, Scott) to grant the waivers as requested, noting that the requirements are not necessary as there are no new lots being created. The Planning Board by a roll call vote, then voted six (6) in favor (Amy, Sandra, Brie, Norman, Al, Scott), none (0) opposed, to grant their request for a Boundary Line Adjustment subject to the following conditions:

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

All pins set in conformance with the plan entitled, "Boundary Line Adjustment Plan Land Owned by Timothy D. Morrison (57 McDuffee Road, Center Tuftonboro, NH 03816) Tax Map 69 Lots 19 & 20.1-369 Governor Wentworth Highway, Moultonborough, Carroll Co., NH, February 2021, with a final revision dated on or after March 24, 2021 By Hambrook Land Surveying, prior to the signing of the plat by the Planning Board Chair.

#### **2. Endorsement of Plan**

Following 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.

**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.

**4. Testimony and Representation at Public Meetings**

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Remote Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

**5. Final Plat**

- a. Owner's signature block and signature added to plat prior to Chairman signing plan.
- b. Add note to plat stating that this Boundary Line Adjustment shall not be construed as an approval for the existing business located on Lot 20.1 which requires additional ZBA and Planning Board review and approvals.
- c. New boundary corner monuments to be set prior to Chairman signing the plat.
- d. Submit the deeds for the adjusted lots with the plat for recording directly after recording of the plat.
- e. The final plat be submitted to the Land Use Department in appropriate electronic format to include both a pdf and an approved CAD 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.



Scott R. Bartlett  
Chairman

Date: March 26, 2021

Cc: Thomas Hughes, Town Assessor  
Map Lot Document File  
James Hambrook (by email only at [jimhambrook@gmail.com](mailto:jimhambrook@gmail.com))