



Town of Moultonborough Planning Board

Boundary Line Adjustment

-Lands of-

Norma G. Morrill, Trustee of the

Norma G. Morrill Revocable Living Trust of 2000

Tax Map 152 Lot 18.1, 18.2 and Lot 18.3

April 14, 2021

Applicant: Norma G. Morrill, Trustee
of the Norma G. Morrill Revocable Living Trust of 2000
13 Federal Corner Road
Center Tuftonboro, NH 03816

Location: Lady Slipper Lane
(Tax Map 152 Lot 18.1, 18.2 & 18.3)

On April 14, 2021, the Planning Board of the Town of Moultonborough held a remote public hearing on the application of Norma G. Morrill (Tax Map 152 Lot 18.1, 18.2 & 18.3) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment transferring 1.71 acres of land from Lot 18.2 to 18.3 and 0.04 acres of land from Lot 18.2 to Lot 18.1 resulting in the elimination of lot 18.2, leaving two larger lots which are in the Residential Agricultural (R/A) Zoning District.

The Board determined that the proposed Boundary Line Adjustment did not have potential for Regional Impact.

After public input, the hearing was closed on April 14, 2021 and the Planning Board by a roll call vote, voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, 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 (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott), none (0) opposed, to grant their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

A pin set in conformance with the plan entitled, "Boundary Line Adjustment Plan Land Owned by Norma G. Morrill, Trustee (13 Federal Corner Road, Center Tuftonboro, NH 03816) Norma G. Morrill Revocable Living Trust Of 2000 Tax Map 152 Lots 18.1, 18.2 & 18.3 – Lady Slipper Lane, Moultonborough, Carroll Co., NH, March 2021, with a final revision dated on or after April 14, 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. One corner boundary corner pin shall be set prior to Chairman signing the plat.
- c. No driveway access shall be allowed off Caverly Road, a Class VI roadway.
- 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: April 16, 2021

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