



## **Town of Moultonborough Planning Board**

### **Boundary Line Adjustment**

**-Lands of-**

**Garabrant Rev Trust, Sandra E. & Kenneth Garabrant Trustees  
And Leah K. & Richard L. McCormack  
Tax Map 135 Lot 36 and Lot 35**

**June 10, 2021**

**Applicants:**

Garabrant Rev Trust

Sandra E. & Kenneth Garabrant Trustees  
PO Box 451  
Center Harbor, NH 03226

Leah K. & Richard L. McCormack  
PO Box 506  
Center Harbor, NH 03226

**Location:** 35 Ames Road and 27 Ames Road  
(Tax Map 135 Lot 36 & Tax Map 135 Lot 35)

On June 9, 2021, the Planning Board of the Town of Moultonborough held a remote public hearing on the application of Garabrant Rev Trust, Sandra E. & Kenneth Garabrant Trustees (Tax Map 135 Lots 36 & 35) (hereinafter referred to as the “Applicant(s)” and/or “Owner(s)”) for a Boundary Line Adjustment transferring 9,300 SF (Parcel “A”) from TM 135-35 to TM 135-36 and transferring 3,311 SF (Parcel “B”) from TM 135-36 to TM 135-35 which are partially located in the Residential Agricultural (R/A) Zoning District, Commercial Zone A and the Ground Water Protection Overlay District.

Prior to public input on June 9, 2021, the Planning Board by a roll call vote, voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Scott, Al) that this proposed boundary line adjustment did not have the potential for Regional Impact.

After public input, the hearing was closed on June 9, 2021, the Planning Board then by a roll call vote, voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Scott, Al), none (0) opposed, to grant the 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 Prepared For Garabrant Rev. Tr. Tax Map 135 Lot 36 - 35 Ames Road, Leah and Richard McCormack Tax Map 135 Lot 35 - 27 Ames Road, Moultonborough, Carroll County, N.H., September 14, 2020, Scale 1” = 20’ (with a final revision dated on or after June 9, 2021) 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**

- 1) Correct the map and lot numbers on p. 1 of the application prior to the Chair signing the plat.
- 2) Add the CCRD plan number to plan reference no. 2 and add DC & D to the Legend on the plat prior to the Chair signing.
- 3) New boundary corner pins shall be set prior to the Chair signing the plat.
- 4) Add a note to the plat stating that boundaries not pertinent to this boundary line adjustment were not surveyed or depicted prior to the Chair signing the plat.
- 5) Owners' signatures added to the plat prior to the Chair signing.
- 6) New Deeds shall be prepared and submitted with the plat to be recorded directly after recording the signed plat and copies shall be submitted to the Land Use Department.
- 7) The Surveyor shall certify on the plan that there are no accessory structures within the required 20' setbacks.
- 8) Revise the Title Block to reflect the correct address of the Garabrant's to 35 Ames Road.
- 9) Surveyor's stamp and signature added to the plat prior to the Chair signing the plat, and 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.



Allen Hoch  
Chairman



Date

Cc: Tom Hughes, Town Assessor  
Map Lot Document File  
Carl Johnson (by email only at [surveyor794@yahoo.com](mailto:surveyor794@yahoo.com))