



Town of Moultonborough

Planning Board

6 Holland Street – P. O. Box 139

Moultonborough, NH 03254

(603) 476-2347 - Fax (603) 476-5835

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June 10, 2021

William C. Chesley Revocable Trust
Stephanie M. Bowie Trustee
51 Merrill Road
Weare, NH 03281

Re: Two-lot Minor Subdivision, Fox Hollow Road, Tax Map 101, Lot 13

Dear Ms. Bowie:

At their regular meeting held remotely on Wednesday, June 9, 2021, the Planning Board conditionally approved your application for a two-lot minor subdivision of Map 101, Lot 13, consisting of 5.36 +/- acres for your property located within the Residential/Agriculture (RA) Zone creating one new lot of 1.96 acres, with a residual lot of 3.40 acres.

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, Al, Scott) that this proposed major two lot subdivision did not have the potential for Regional Impact.

This approval has the following conditions: 1) Add an owner's signature block to the plat, and the owner shall sign prior to the Chair signing. 2) Add the NHDES Subdivision Approval No. eSA2021052601 to note 12 on the plat prior to the Chair signing, 3) Set five (5) boundary pins prior to the Chair signing the plat. 4) Trees and shrubs necessary for proper sight distance from driveways shall be removed prior to the issuance of a driveway permit and building permits. 5) Add a note to the plan that the driveway area to be discontinued shall be loamed and seeded prior to the issuance of a driveway permit and building permits.

If you have questions or comments in this matter, please contact the Land Use Department at 603-476-2347.

Yours truly,

Allen Hoch, Chairman
Planning Board

cc.

- Tom Hughes, Town Assessor
- Steve Zalewski, CEO
- Map Lot Document File
- David M. Dolan (by email only at ddolan@dolansurvey.com)