



***Town of Moultonborough  
Planning Board***

6 Holland Street – P. O. Box 139  
Moultonborough, NH 03254  
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e-mail: bwhitney@moultonboroughnh.gov

July 15, 2021

Moulton Harbor, LLC  
Teresa Chan and Louis Chan  
74 Lake Shore Drive  
Moultonborough, NH 03254

***Re: Condominium Subdivision, 76 Lake Shore Drive, Tax Map 169, Lot 47***

On June 23, 2021, the Planning Board of the Town of Moultonborough opened a public hearing on the application of Moulton Harbor, LLC for a Condominium Subdivision of the property located at 76 Lake Shore Drive, Tax Map 169, Lot 47 located in the West Village Overlay District (WVOD).

The public hearing was continued to July 14, 2021 to conduct an onsite visit of the property which was held on June 30, 2021.

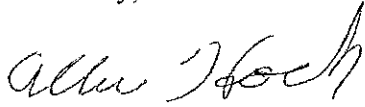
On July 14, 2021, the public hearing was closed, and the Board voted unanimously to approve the condominium subdivision for Moulton Harbor, LLC (169-47) subject to the following conditions:

1. Add the owner's signature to all plans and condo documents prior to the Chair signing the plans.
2. All sheets and documents (Condominium Instruments IAW NH RSA 356-B:3 Definitions, VI.) shall be recorded in the CCRD. (Not just sheets 1 of 3 and 3 of 3.
3. Add the surveyor's signature to all plans prior to the Chair signing the plans.
4. Once Town Counsel's invoice for condo document review is received by the Town, and the amount is communicated to the applicant, the applicant shall remit said amount to the Land Use Department as payment to Town Counsel prior to the Chair signing the plans.
5. Any future site development proposals, including expanding buildings in area or bulk or rebuilding units shall require applications for a condominium plan amendment to the Land Use Boards.
6. There shall be no increase in the number of units from twelve (12), and there shall be no increase in the number of bedrooms from twenty (20) as stated in the Zoning Board of Adjustment's July 7, 2021 Special Exception Notice of Decision. This shall be added to the Condominium Plan as a note prior to the Chair signing the plans.
7. Add a table/list depicting the approved unit numbers and respective number of bedrooms to the plan prior to the Chair signing the plans.
8. Amend Section 2-702 of the "Declaration of Condominium for Lake Shore Vista, A Condominium" to add language prohibiting motorhomes, RVs, and camping trailers.

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.

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

Yours truly,

A handwritten signature in cursive script, appearing to read "Allen Hoch".

Allen Hoch, Chairman  
Planning Board

cc. Paul Fitzgerald (by email only at [pfitzgerald@wescottlawnh.com](mailto:pfitzgerald@wescottlawnh.com))  
Steve Zalewski (by email only at [szalewski@moultonboroughnh.gov](mailto:szalewski@moultonboroughnh.gov))  
Map Lot Document File