



Town of Moultonborough Planning Board

Boundary Line Adjustment

-Lands of-

The Martha S. Grover & Elliot B. Grover Revocable Trusts

Martha S. Grover & Elliot B. Grover Trustees and

Marion G. Radin & Mary G. Hagan

Tax Map 249 Lot 3 and Tax Map 249 Lot 18

July 29, 2021

Applicants:

Martha S. Grover & Elliot B. Grover Rev Trusts

Martha S. Grover & Elliot B. Grover Trustees

105 Tanglewood Shores Road

Moultonborough, NH 03254

Marion G. Radin & Mary G. Hagan

47 Morris Road

East Greenbush, NY 12061

Location: 105 Tanglewood Shores Road and 102 Tanglewood Shores Road
(Tax Map 249 Lot 3 & Tax Map 249 Lot 18)

On July 28, 2021, the Planning Board of the Town of Moultonborough held a public hearing on the application of The Martha S. Grover & Elliot B. Grover Rev Trusts, Martha S. Grover & Elliot B. Grover Trustees (Tax Map 249 Lot 3) and Marion G. Radin & Mary G. Hagan (Tax Map 249 Lot 18) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 1.24 acres from Lot 18 to Lot 3 including a portion of a private road right of way, which are located in the Residential Agricultural (R/A) Zoning District.

Prior to public input on July 28, 2021, the Planning Board voted seven (7) in favor (Amy, Brie, Norman, Peter, Kevin, Scott, Al) that this proposed boundary line adjustment did not have the potential for Regional Impact.

After testimony, the hearing was closed on July 28, 2021, and the Planning Board voted seven (7) in favor (Amy, Brie, Norman, Peter, Kevin, Al, Scott) to grant the waivers as requested, as both lots are developed as residential properties and the adjustment does not create any non-conformities. The Planning Board then voted seven (7) in favor (Amy, Brie, Norman, Peter, Kevin, Al, Scott), 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 Plan, Land Of, Marion G. Radin & Mary G. Hagan (46 Morris Road, Greenbush, NY 12061) Tax Map 249 Lot 18 – 102 Tanglewood Shores Road And Martha S. Grover & Elliot B. Grover Trustees (105

Tanglewood Shores Road, Moultonborough, NH 03254) The Martha S. Grover & Elliot B. Grover Revocable Trusts, Tax Map 249 Lot 3 – 105 Tanglewood Shores Road, Moultonborough, Carroll Co., NH, June 2021, By Hambrook Land Surveying (signed/stamped June 23, 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.

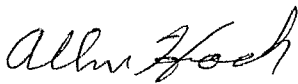
4. Testimony and Representation at Public Meetings

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) The Owners' signatures added to the plat prior to the Chair signing. 2) 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, 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

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