



Town of Moultonborough

Planning Board

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Moultonborough, NH 03254

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August 14, 2021

RMH Bedford Capital, LLC
86 Tirrell Road
Bedford, NH 03110

Re: Condominium Subdivision, 14 Lake Shore Drive, Tax Map 169, Lot 60

At its regular meeting held on Wednesday, August 11, 2021, the Planning Board conditionally approved the application of RMH Bedford, LLC for a condominium conversion subdivision of the property located at 14 Lake Shore Drive, Tax Map 169, Lot 60 located in the West Village Overlay District (WVOD).

Prior to receiving public input, the Planning Board unanimously voted that this proposed condominium subdivision does not present a potential for regional impact per RSA 36:56.

The Planning Board unanimously voted that waiver requests pertaining to a landscaping plan, an architectural rendering, a neighborhood plan, and a colored rendering were not applicable to the submission. The Planning Board unanimously voted to grant a waiver from providing a Traffic Impact Assessment and Analysis because the proposal does not represent an expansion of existing residential uses at the site.

The Planning Board then voted 6-1 to approve the proposed condominium conversion subdivision of Tax Map 169 Lot 60, allowing for eight 2-bedroom condominium units for RMH Bedford, LLC (169-60), subject to the following conditions:

Conditions precedent, to be completed prior to signature of final plan by the Planning Board Chairman:

1. Add the following plan notes/revisions prior to submission of final plan for Planning Board signature:
 - a. Add signature block for owner and obtain owner's signature.
 - b. Revise plan title to identify that it is a condominium subdivision plan.
 - c. Change "purpose of plan" note to identify that it is a condominium subdivision plan.
 - d. Revise plan note #22 to specify that no unit may contain more than 2 bedrooms per condition of the Zoning Board of Adjustment.
 - e. Clearly identify bounds of all limited common areas, common areas and other designated areas on final plan.
2. All condominium instruments shall be subject to review and approval from Town Counsel, and any deletions, additions or revisions recommended by Town Counsel shall be

incorporated into the final condominium instruments prior to final Town approval, Planning Board Chairman signature and County recording.

3. All third-party review costs, including legal review shall be paid in full.
4. All required federal, state, and local approvals shall be obtained.
5. Conditions precedent to be completed by 8/11/2023.

Conditions subsequent, to be continually complied with:

6. No unit shall be rented for an interval less than 30 days.
7. All construction-phase and permanent drainage structures and stormwater management facilities shall be maintained to perform as represented and intended.
8. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.
9. All lighting shall comply with the requirements of the Moultonborough Zoning Ordinance Section 6.6.5.
10. Incorporate the following into the Condominium Declaration:
 - a. The section "Restrictions on Use of Units" currently appears in the By-Laws. And it should also appear in the Declaration.
 - b. Add the following clauses:
 - i. "The Town of Moultonborough, its employees, agents or representatives shall have the right to enter onto all common areas for the purpose of providing emergency services, including, but not limited to police, fire and ambulance service to the unit owners and for the purpose of inspection, installation, maintenance, repair and replacement of the water supply, sewerage and drainage systems and any other utilities servicing the condominium, together with the inspection of all structures and other improvements on the land."
 - ii. "All internal roads will remain private unless accepted as public, and the Town is not responsible for maintaining those roads."

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 Town Planner, Dari Sassan, in the Land Use Department at 603-476-2347 or via email at dsassan@moultonboroughnh.gov.

Yours truly,



Allen Hoch, Chairman
Planning Board

cc: John G. Cronin (by email only at jcronin@cbzlaw.com)
Steve Zalewski (by email only at szalewski@moultonboroughnh.gov)
Map Lot Document File