



***Town of Moultonborough
Planning Board***

6 Holland Street – P. O. Box 139
Moultonborough, NH 03254
(603) 476-2347 - Fax (603) 476-5835
e-mail: dsassan@moultonboroughnh.gov

August 14, 2021

George H. Claborn
26 Braun Bay Road
Moultonborough, NH 03254

Moultonborough-Claborn Revocable Trust
George/Rachel/Rebecca Claborn, Trustees
40 Brewster Street #2
Portsmouth, NH 03281

Re: Minor Subdivision, Long Point Road, Tax Map 243, Lot 1

Dear Mr. Claborn:

At its regular meeting held on Wednesday, August 11, 2021, the Planning Board conditionally approved your application for a minor subdivision of Map 243, Lot 1, consisting of 13.97 +/- acres for your property located within the Residential/Agriculture (RA) Zone creating two new lots of 1.38 acres, 2.04 acres, with a residual lot of 10.55 acres.

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

The Planning Board then unanimously voted to approve the proposed minor subdivision of Map 243, Lot 1, consisting of 13.97 +/- acres for your property located within the Residential/Agriculture (RA) Zone creating two new lots of 1.38 acres, 2.04 acres, with a residual lot of 10.55 acres, 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. All pins to be set and identified on plan.
 - c. Add plan note reflecting applicant's placement of a 10-year development moratorium.
 - d. All conditions subsequent shall be incorporated as plan notes
2. All required federal, state, and local approvals shall be obtained.
3. Conditions precedent to be completed by 8/11/2023.


Conditions subsequent, to be continually complied with:

4. Approved uses: Those permitted in the Residential/Agricultural Zoning District, subject to applicable application and permitting requirements.
5. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.

6. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

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: Tom Hughes, Town Assessor
Steve Zalewski, CEO
Map Lot Document File
Kevin L. French (by email only at frenchls@worldpath.net)

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