



***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

November 12, 2021

Alfred F. & Otti E. Vogel  
PO Box 876  
Center Harbor, NH 03226

***Re: Two-lot Major Subdivision, Wentworth Shores Road, Tax Map 147, Lot 26***

Dear Mr. & Mrs. Vogel:

At their regular meeting held on Wednesday, November 10, 2021, the Planning Board conditionally approved your application for a two-lot major subdivision of Map 147, Lot 26, consisting of 13.78 +/- acres for your property located within the Residential/Agriculture (RA) Zone, partially within the Groundwater Protection Overlay District creating one new lot of 1.91 acres, with a residual lot of 11.87 acres.

Prior to public input on November 10, 2021, the Planning Board voted six (6) in favor (Sandra, Norman, Kevin, Peter, Scott, Al) that this proposed major two lot subdivision did not have the potential for Regional Impact.

After public input, the hearing was closed on November 10, 2021 and the Planning Board voted six (6) in favor (Sandra, Norman, Kevin, Peter, Scott, Al), and none (0) opposed, to **approve** the two-lot major subdivision application with three waivers from Subdivision Sections 4.3.1.4 - wetlands on-site, 4.3.1.13 - Geographic features within 200 feet of the property and 7.3.4 - showing a driveway location on Lot 1, as the Applicants will restrict Lot 1 from future development as noted on the plan and a deed restriction when the lot is sold for Map 147, Lot 26 Wentworth Shores Road, subject to the following conditions:

Conditions precedent, to be completed prior to signature of final plans by the Planning Board Chairman. No site improvements or approved uses shall commence, and no building permit shall be issued until plan is signed and recorded:

1. Add the following plan notes/revisions prior to submission of final plan for Planning Board signature:

- a. All pins to be set and identified on plan.
- b. All conditions subsequent shall be incorporated as plan notes.
- c. Note DES subdivision approval number on plan
- d. Denote safe driveway sight distances which comply with Section 6 of the Driveway Regulations

2. Provide deed restriction language for approval by Town Counsel.

3. All required federal, state, and local approvals shall be obtained.

4. Conditions precedent to be completed by 11/10/2023.

Conditions subsequent, to be continually complied with:

5. Approved uses: Lot 2 may undertake uses permitted in the Residential/Agricultural Zoning District, subject to applicable application and permitting requirements. Lot 1 shall be subject to the owner's restriction that no future development shall occur.
6. Prior to construction of driveway, necessary approvals, including driveway permit and Conditional Use Permit shall be obtained.
7. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.
8. 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 Land Use Department at 603-476-2347.

Yours truly,



Allen Hoch, Chairman  
Planning Board

cc.

- o Tom Hughes, Town Assessor
- o Steve Zalewski, CEO
- o Map Lot Document File
- o James Rines (by email only at [whitemountainsurvey.com](mailto:whitemountainsurvey.com))

COPY