



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

December 2, 2021

Richard D. Walsh
PO Box 1440
Center Harbor, NH 03226

Re: Two-lot Minor Subdivision, Wentworth Shores Road, Tax Map 132, Lot 77

Dear Mr. Walsh:

At their regular meeting held on Wednesday, December 1, 2021, the Planning Board conditionally approved your application for a two-lot minor subdivision of Map 132, Lot 77, consisting of 5.2 acres for your property located within the Residential/Agriculture (RA) Zone, creating lots of 2.19 acres and 3.01 acres.

Prior to public input on December 1, 2021, the Planning Board voted seven (7) in favor (Sandra, Amy, Brie, 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 December 1, 2021 and the Planning Board voted seven (7) in favor (Sandra, Amy, Brie, Kevin, Peter, Scott, Al), and none (0) opposed, to approve the two-lot minor subdivision 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 conditions subsequent shall be incorporated as plan notes.
 - b. Note DES subdivision approval number on plan.
 - c. Denote safe driveway sight distances which comply with Section 6 of the Driveway Regulations.
2. All required federal, state, and local approvals, including driveway permits and state subdivision approval shall be obtained.
3. Conditions precedent to be completed by 12/01/2023.

Conditions subsequent, to be continually complied with:

4. Approved uses: Lots may undertake uses permitted in the Residential/Agricultural Zoning District, subject to applicable application and permitting requirements.

5. Prior to construction of driveway, necessary approvals, including driveway permit shall be obtained.
6. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.
7. 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.

- Tom Hughes, Town Assessor
- Steve Zalewski, CEO
- Map Lot Document File
- James Hambrook (by email only at jimhambrook@gmail.com)

