



Town of Moultonborough

Planning Board

6 Holland Street – P. O. Box 139
Moultonborough, NH 03254
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e-mail: dsassan@moultonboroughnh.gov

December 2, 2021

Sandra B. Wakefield Revocable Trust of 2001
Sandra B. Wakefield, Trustee
9012 Shawn Ave.
Port Richey, FL 34668

Re: Two-lot Major Subdivision, 110 Old Route 109, Tax Map 51, Lot 19

Dear Mrs. Wakefield:

At their regular meeting held on Wednesday, December 1, 2021, the Planning Board conditionally approved your application for a two-lot major subdivision of Map 51, Lot 19, consisting of 23 +/- acres for your property located within the Residential/Agriculture (RA) Zone, within the Groundwater Protection Overlay District creating one new lot of 2.82 acres, with a residual lot of 20 +/- acres.

Prior to public input on December 1, 2021, the Planning Board voted six (6) in favor (Sandra, Amy, 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 six (6) in favor (Sandra, Amy, Kevin, Peter, Scott, Al), and none (0) opposed, to **approve** the two-lot major subdivision application with four waivers from Subdivision Sections 4.3.1.4 & 4.3.1.12- boundary detail, 4.3.1.11 – soils information, 7.3.4 – wetland delineation and 4.9.2 - Traffic Impact Assessment and Analysis for Map 51, Lot 19 110 Old Route 109, 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. 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. Comply with Ground Water Protection Ordinance.
6. Prior to construction of driveway, necessary approvals, including driveway 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.

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

