



**Town of Moultonborough
Land Use Department
6 Holland Street – PO Box 139
Moultonborough, NH 03254
(603) 476-2347**

February 27, 2020

Carbonfund.org Foundation
Eric M. Carlson
853 Main Street
East Aurora, NY 14502

Re: Site Plan Amendment, Tax Map 107, Lot 8; 100 Sibley Road

Dear Mr. Carlson:

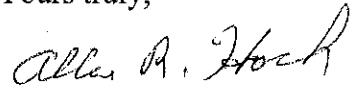
At their regular meeting held on Wednesday, February 26, 2020, the Planning Board conditionally approved your application for Site Plan Amendment of Tax Map 107, Lot 8, located in the Residential / Agricultural Zoning District for the construction of three new camper cabins, two reconstructed camper cabins, and a new arts building replacing the existing ceramics building, as presented at the Public Hearing.

The site plan approval has the following conditions:

- 1) The owners' signature be added to the plan prior to the Chair signing the plan.
- 2) Receipt of all necessary local, state and federal permits, including required NHDES shoreland permits prior to the Chair signing the plan.
- 3) Receipt of a variance approval from the Office of the State Fire Marshal from the requirement to sprinkle the proposed camper cabins prior to obtaining building permits.
- 4) The new and reconstructed camper cabins and the new arts building shall include roof drip edge infiltration trenches around the perimeter of the buildings and shall be added to the plan.
- 5) An as-built plan be submitted to the Land Use Department in electronic format to include both a pdf and an acceptable CAD file format.

If you have questions or comments in this matter, please contact the Land Use Department at 476-2347.

Yours truly,



Allen R. Hoch,
Vice-Chairman, Planning Board

Cc: Steve Zalewski, Code Enforcement Officer
Josephine Belville, Town Assessor
Map Lot Document File
Hambrook Land Surveying via email

