



**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:

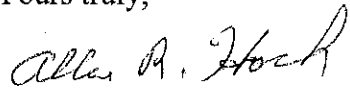
At their regular meeting held on Wednesday, February 26, 2020, the Planning Board conditionally approved your application for Site Plan Amendment of Tax Map 107, Lot 8, located in the Residential / Agricultural Zoning District for the construction of three new camper cabins, two reconstructed camper 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

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