



Town of Moultonborough Planning Board

Boundary Line Adjustment

-Lands of-

Heidi A. Given, Todd E. Given, & Keith A. Given
Tax Map 233 Lot 1
and
T. Christopher Donnelly & Carolyn Bitetti
Tax Map 233 Lot 2
May 13, 2020

Applicants: Heidi A. Given, Todd E. Given & Keith A. Given
88 Bow Street
Arlington, MA 02474

T. Christopher Donnelly & Carolyn M. Bitetti
49 South Cottage Road
Belmont, MA 02478

Location: 27 Winacres Road and 28 Winacres Road
(Tax Map 233 Lot 1 & Tax Map 233 Lot 2)

On May 13, 2020, the Planning Board of the Town of Moultonborough held a remote public hearing on the application of Heidi A. Given, Todd E. Given & Keith A. Given (Tax Map 233 Lot 1), T. Christopher Donnelly & Carolyn M. Bitetti (Tax Map 233 Lot 2) (hereinafter referred to as the “Applicant(s)” and/or “Owner(s)”) for a Boundary Line Adjustment involving the transfer of land (11,500 sq. ft. +/-) from Tax Map 233 Lot 1 (land of the Heidi A. Given, Todd E. Given & Keith A. Given) and added to Tax Map 233 Lot 2 (land of T. Christopher Donnelly & Carolyn M. Bitetti) for two lots of record which are in the Residential Agricultural (R/A) Zoning District.

Prior to public input on May 13, 2020, the Planning Board by a roll call vote, voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott) that this proposed major two lot subdivision and boundary line adjustment did not have the potential for Regional Impact.

After public input, the hearing was closed on May 13, 2020 and the Planning Board by a roll call vote, voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott) to grant the waivers as requested, noting that the requirements are not necessary for lots that are already fully developed. The Planning Board by a roll call vote, then voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott), none (0) opposed, to grant their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins set in conformance with the plan entitled, "Boundary Line Adjustment Plan of Land of Heidi A. Given, Todd E. Given & Keith A. Given Tax Map 233 Lot 1 27 Winacres Road And Land of T. Christopher Donnelly & Carolyn M. Bitetti Tax Map 233 Lot 2 28 Winacres Road, Moultonborough, Carroll County, NH, 15 April 2020 (Revisions 05/14/20) By David M. Dolan Associates, P. C., prior to the signing of the plat by the Planning Board Chair.

2. Endorsement of Plan

Following the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within one hundred and twenty (120) days of signing of the plan by the Planning Board Chair.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments.

4. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Remote Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

5. Final Plat

Surveyor's seal and signature and the Owners' signatures added to plat prior to recording at the Carroll County Registry of Deeds, Submit the deeds for the adjusted lots with the plat for recording directly after recording of the plat, Correct Note #6 regarding maximum lot coverage, and the final plat be submitted to the Land Use Department in appropriate electronic format to include both a pdf and an approved CAD file format.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.



Scott R. Bartlett
Chairman

Date: May 14, 2020

Cc: Josephine Belville, Town Assessor
Ashley Pouliot, Tax Collector
Map Lot Document File

email: David M. Dolan