



Town of Moultonborough Planning Board

Notice of Decision

Subdivision and Boundary Line Adjustment

-Lands of-

Edward F. Person, Trustee; Edward F. Person Rev. Trust of 2017

Tax Map 95 Lot 1

and

Robert Knight & Ellen P. St. James -Knight

Tax Map 95 Lot 1.1 & Tax Map 96 Lot 1

May 13, 2020

Applicants: Edward F. Person Rev. Trust of 2017
Edward F. Person, Trustee
132 Old Mountain Road
Moultonborough, NH 03254

Robert Knight & Ellen P St. James-Knight
PO Box 585
Moultonborough, NH 03254

Location: 50 Ossipee Park Rd, Ossipee Park Rd, and 163 Old Mountain Rd
(Tax Map 95 Lot 1, Tax Map 95 Lot 1.1 & Tax Map 96 Lot 1)

On May 13, 2020, the Planning Board of the Town of Moultonborough held a remote public hearing on the application of Edward F. Person, Trustee, Edward F. Person Rev. Trust of 2017 (Tax Map 95 Lot 1), Robert Knight & Ellen P St. James-Knight (Tax Map 95 Lot 1.1 & Tax Map 96 Lot 1) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 1.55 acres from Tax Map 95 Lot 1 (Person) to Lot 1.1 (Knight) increasing the size of Lot 1.1 to 30.01 acres. Also, a conveyance of 0.08 acres from Tax Map 96 Lot 1 (Knight) to Tax Map 95 Lot 1(Person) resulting in a residual lot of 5.76 acres. And, a major two lot subdivision creating one new lot of 2.24 acres from Tax Map 95 Lot 1 for 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 testimony, 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, and it was noted that the waivers were only for the lots affected by the Boundary Line Adjustment and that the requirements were not necessary because no development was being proposed by the application. 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 Major Two Lot Subdivision and Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins set in conformance with the plan entitled, "Subdivision Plan Land Owned By Edward F. Person, Trustee Edward F. Person Revocable Trust of 2017 (132 Old Mountain Road, Moultonborough, NH 03254) Tax Map 95 Lot 1 And Boundary Line Adjustment With Land Owned By Robert J. Knight & Ellen P. St. James-Knight (PO Box 585, Moultonborough, NH 03254) Tax Map 95 Lot 1.1 & Tax Map 96 Lot 1 Moultonborough, Carroll Co., NH March 2020"
(Revisions 4/17/20) By Hambrook Land Surveying, 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 Two Lot Subdivision and 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, 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: James M. Hambrook