



Town of Moultonborough

Planning Board

6 Holland Street – P. O. Box 139

Moultonborough, NH 03254

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June 29, 2020

Jorge Vasquez & Rachel Vasquez-Billin
470 Bean Road
Moultonborough, NH 03254

Re: Three-lot Major Subdivision & Conditional Use Permit, 1343 Whittier Highway, Tax Map 5, Lot 19

Dear Mr. Vasquez & Ms. Vasquez-Billin:

At their regular meeting held remotely on Wednesday, June 24, 2020, the Planning Board approved your application for a three-lot major subdivision of Map 5, Lot 19, consisting of 15.88 +/- acres for your property located partially within the Residential/Agriculture (RA) and Commercial Zone B to create 3 lots resulting in lots having areas of 5.01 acres, 8.68 acres and reducing existing Tax Map 5 Lot 19 (with the existing dwelling) from 15.88 acres to 2.19 acres with no new roads or utilities with conditions as outlined below. As part of the approval, a Conditional Use Permit was granted to allow for the construction of driveways (maximum width of 15 feet where shown on the plat) within a wetland buffer for access to two new house sites one house site on proposed lot 19.1 and one house site on lot 19.3 as shown on the subdivision plans presented at the public hearing.

This approval has the following conditions:

1. The NH DOT District III driveway permits be submitted to the Land Use Department prior to the issuance of building permits.
2. Lot corner boundary pins shall be set prior to the Chair signing the plat.
3. Septic system approvals for construction for the two new lots be submitted at building permit application, and an approval for operation be submitted for the residual lot at certificate of occupancy application.
4. State Subdivision Approval number be added to the plat for the smaller, residual lot.
5. The driveway locations in the wetland buffer shown on the supplemental plan be the actual location for the CUP and shall be located by survey and pinned prior to construction of said driveways.
6. Revise Note 6. To add reference to the existence of “0.2% Chance of Flooding” floodplain areas (in addition to the zone AE floodplains) on the parcel.
7. The owners shall sign the plat prior to the Chair signing.
8. Electronic copies of the plat and supplemental plan shall be submitted to the Land Use Department in pdf and cadd file formats prior to the Chair signing the plat.
9. Final plat to show wellhead location for residual lot.

10. A Discussion shall occur within 60 days between the Applicants, Applicant's agent, and the Conservation Commission regarding the possibility of placing sensitive areas into a conservation easement.
11. Any working components of the septic systems shall be no closer than twelve feet (12') to the property lines.

If you have questions or comments in this matter, please contact the Land Use Department at 603-476-2347.

Yours truly,



Scott R. Bartlett, Chairman
Planning Board

SRB/blw

cc.

- Josephine Belville, Town Assessor
- Ashley Pouliot, Tax Collector
- Conservation Commission
- Map Lot Document File
- Walter Horton, Ames Associates (by email only at walter@amesassociates.com)