



***Town of Moultonborough  
Planning Board***

6 Holland Street – P. O. Box 139  
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August 17, 2020

Christopher Pratt & Elliot Pratt  
PO Box 138  
Moultonborough, NH 03254

***Re: Four-lot Major Subdivision, 150 Old Route 109, Tax Map 44, Lot 14***

Gentlemen:

At their regular meeting held remotely on Wednesday, August 12, 2020, the Planning Board conditionally approved your application for a four-lot major subdivision of Map 44, Lot 14, consisting of 6.68 +/- acres for your property located within the Residential/Agriculture (RA) Zone creating three new lots of 1.41 acres, 1.62 acres, 2.18 acres, with a residual lot of 1.47 acres that currently has a barn on it.

This approval has the following conditions:

1. Add surveyed metes and bounds for the 15-ft./10-ft. wide utility easement across the property in favor of a direct abutter.
2. Add the NH DES Subdivision approval number to the plat prior to the Chair signing.
3. Change the words above the owners' signatures from Owners' Acknowledgement to Owners' Signatures.
4. Add a note to the plat that the uses on the new lots shall conform to the requirements laid out in the use table of the Zoning Ordinance.
5. Electronic copies of the plat shall be submitted to the Land Use Department in pdf and cadd file formats prior to the Chair signing the plat.

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

cc.

- Josephine Belville, Town Assessor
- Ashley Pouliot, Tax Collector
- Conservation Commission
- Map Lot Document File
- James Hambrook (by email only at [jimhambrook@gmail.com](mailto:jimhambrook@gmail.com))

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