



***Town of Moultonborough  
Planning Board***

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August 27, 2020

Joseph & Judith Cormier  
817 Moultonboro Neck Road  
Moultonborough, NH 03254

***Re: Two-lot Major Subdivision, 817 Moultonboro Neck Road, Tax Map 213, Lot 2***

Dear Mr. & Mrs. Cormier:

At their regular meeting held remotely on Wednesday, August 26, 2020, the Planning Board conditionally approved your application for a two-lot major subdivision of Map 213, Lot 2, consisting of 34.7 +/- acres for your property located within the Residential/Agriculture (RA) Zone creating one new lot of 13.3 acres, with a residual lot of 21.4 acres that currently is developed with a dwelling, on-site sewage disposal system and well.

Prior to public input on August 26, 2020, the Planning Board by a roll call vote, voted five (5) in favor (Amy, Sandra, Kevin, Al, Scott) that this proposed major two lot subdivision did not have the potential for Regional Impact.

This approval has the following conditions:

1. Any future building permit application on Lot 2.1 is subject to a Town Driveway permit and the required Wetland Dredge and Fill permit from NHDES and an approved Conditional Use Permit (CUP) allowing driveway construction in the wetland buffer area from the Moultonborough Planning Board, prior to issuance of said building permit.
2. 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.
3. Owners' signatures added to plat prior to the Chair signing the plat.
4. The driveway location to be pinned at the wetland crossing for Proposed Lot 2.1 on Ferry Road and details provided on the plan prior to the Chair signing the plat.

Additionally, the Board granted a waiver of the following sections of the Subdivision Regulations, Section 4.3 (4.3.1.4); (4.3.1.5); (4.3.1.11); (4.3.1.13); locations bearings and dimensions of property lines, test pits and percolation tests, and off site geographic facts within 200 feet of the property, due to specific circumstances of the development or conditions of the land indicate that the waiver will properly carry out the spirit and intent of the Regulations.

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
- David M. Dolan (by email only at ddolan@dolansurvey.com)