



***Town of Moultonborough
Planning Board***

6 Holland Street – P. O. Box 139
Moultonborough, NH 03254
(603) 476-2347 - Fax (603) 476-5835
e-mail: bwoodruff@moultonboroughnh.gov

**Notice of Decision
Site Plan Amendment**

**Jonathan's Landing Condominium & Yacht Club Association
Tax Map 283, Lot 14**

October 14, 2020

Applicant: Jonathan's Landing Condominium Association
Agent: Evergreen Property Management
14 Country Club Road
Gilford, NH 03249

Location: 17 London Hill Road, Tax Map 283, Lot 14

On October 14, 2020 the Planning Board of the Town of Moultonborough opened a remote public hearing on the application of Jonathan's Landing Condominium Association, 17 London Hill Road, Moultonborough, NH 03254 (hereinafter referred to as the "Applicant" and/or "Owner") for a site plan amendment to allow a maximum deck size up to 320 SF for units on London Hill Road and Topside Drive, and up to 600 SF for units on Portside Drive and Starboard Lane located in the Residential/Agricultural District.

The public hearing was closed on October 14, 2020 and a vote of the Planning Board was made. The Board voted by a roll call vote six (6) in favor (Lindamood, Stephens, Larson, Quinlan, Hoch, Bartlett), none (0) opposed, to **GRANT** their request for a Site Plan Review Amendment subject to the following conditions:

1. Conformance with Plan

Work shall conform with the plans entitled, "Tax Map 283, Lot 14 Amended Site Plan, Jonathan's Landing Condominium, Moultonborough, NH, Owned by/Prepared for Jonathan's Landing Condominium & Yacht Club Association, prepared by TF Moran, Inc., 48 Constitution Drive, Bedford, NH 03110 and dated August 31, 2020, Revision date of October 22, 2020.

2. Amendments

Any modification to the revised approved plans created by TF Moran, Inc. titled Jonathan's Landing Condominium, Moultonborough, NH and dated August 31, 2020, and any modification of any condition of this approval, together with previous approvals unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Staff. In such case the applicant shall submit to the Land Use Department the requested changes who shall seek Board approval of the changes. The applicant will not proceed unless the Town first provides written approval of the requested insignificant changes.

3. Endorsement of Plan

Following the vote of approval by the Planning Board, and 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 filed in the Town of Moultonborough property record files. The conditions of approval for the site plan amendment shall be placed on the final plans, or this decision shall be recorded with the plans, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plans by the Planning Board Chair and prior to any construction commencing.

4. Site Plan Regulations

The Site shall be constructed in accordance with the requirements of the Site Plan Regulations and any other applicable rules and regulations as affected by this decision.

5. Receipt of all necessary Local, State and Federal Permits

Decks may be expanded from their existing size to a maximum allowable deck size of 320 sq. ft. for units on London Hill Road and Topside Road, and 600 sq. ft. for units on Portside Drive and Starboard Lane. Owners who wish to construct the larger decks shall obtain all required association, Town, State, and federal permits, including building permits, required variances and state shoreland permits prior to construction of said decks.

6. Transfer of Ownership

Within five (5) days of transfer of ownership of the site, the Applicant, their successors or assigns, shall notify the Board in writing of the new owner's name and address. The terms, conditions, restrictions and/or requirements of this decision shall be binding on the new owner and its successors and/or assigns.

7. Fire Department

All work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

8. Code, Compliance & Health Officer

All work shall comply with the requirements of the office of the Moultonborough Code & Compliance Officer as affected by this decision.

9. Utilities

Any utility installation shall be reviewed and approved by the Code, Compliance & Health Officer prior to the issuance of a Building Permit.

10. Lighting

All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Review Regulations.

11. Signage

Any proposed signage shall be in compliance with the Town of Moultonborough Zoning Ordinance, Section 5.0, and shall be reviewed and approved by the Code, Compliance & Health Officer prior to the issuance of the Certificate of Occupancy for the site.

12. Testimony and Representation at Public Meetings

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



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13.Right to Amend Decision

The Planning Board reserves the right to modify or amend this approval on application of the owner, lessee, or mortgagee of the premises, or upon its own motion, as permitted by the Town of Moultonborough Site Plan Review Regulations, Section 6, and RSA 676:4.

14.Violations

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Code, Compliance & Health Officer and/or the Planning Board, unless the violation of such condition is cured within fourteen (14) days, or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

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.

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.

- Bruce W. Woodruff, Interim Town Planner
- Steve Zalewski, Code, Compliance Officer
- Map Lot Document File
- TF Moran (by email only at tfmoran.com)