



**Town of Moultonborough
Land Use Department
PO Box 139 - 6 Holland Street
Moultonborough, NH 03254
(603) 476-2347**

October 30, 2020

Richard & Sheena Abbott
PO Box 993
Moultonborough, NH 03254

Re: Site Plan Amendment, Tax Map 68 Lot 8; 252 Governor Wentworth Highway

Dear Mr. & Mrs. Abbott:

At their regular meeting held remotely on Wednesday, October 28, 2020, the Planning Board of the Town of Moultonborough conditionally approved your application for a site plan amendment for your property located 252 Governor Wentworth Highway, Tax Map 68 Lot 8 showing the removal of the demolished barn and the proposal for a 30' x 60' storage building with a 16' x 32' loading dock for the site located in the Residential/Agricultural Zone, and the Ground Water Protection Overlay District.

Prior to public input on October 28, 2020, the Planning Board by a roll call vote, voted six (6) in favor (Amy, Brie, Norman, Kevin, Al, Scott) that this proposed site plan amendment did not have the potential for Regional Impact.

This site plan amendment approval is subject to the following conditions:

- 1) The proposed 30' x 60' storage building and the 16' x 32' loading dock and the access driveway being relocated five (5) feet +/- to the north west as shown on the plan, such that none of the structures are located in the wetlands setback, and the plan be submitted to the Land Use Department prior to the Chair signing the plan in place of a Conditional Use Permit (CUP).
- 2) The owners' signatures be added to the plan prior to the Chair signing the plan.
- 3) Amend Note #1 to reflect the following after "loading docks", add "in place of the demolished barn that had been intended for storage".

- 4) Add note to plan that states "All requirements and conditions of the original June 2019 approved site plan (plan reference # 6) and ZBA approvals shall remain in effect.
- 5) Add a note to plan to state that an as-built plan shall be submitted to the Land Use Department prior to the issuance of a Certificate of Occupancy for the proposed storage building and site improvements. The CO requires a site inspection and subsequent signoff by the Code, Compliance & Health Officer, Town Planner and Fire Chief.
- 6) The final plan be submitted to the Land Use Department in electronic format to include both a pdf and an approved CAD file format.
- 7) Receipt of all necessary local, state, and federal permits.

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: Josephine Belville, Assessor
James Hambrook (via email only)
Map Lot Document File