



Town of Moultonborough Planning Board

Boundary Line Adjustment -Lands of- Kimberly K. Johnson and Todd A Johnson Tax Map 144 Lot 15 and Lot 17 October 28, 2020

Applicants: Kimberly K. & Todd A. Johnson
201 Moultonboro Neck Road
Moultonborough, NH 03254

Location: 201 Moultonboro Neck Road and High Meadow Road
(Tax Map 144 Lot 15 & Tax Map 144 Lot 17)

On October 28, 2020, the Planning Board of the Town of Moultonborough held a remote public hearing on the application of Kimberly K. & Todd A. Johnson (Tax Map 144 Lots 15 & 17) (hereinafter referred to as the “Applicant(s)” and/or “Owner(s)”) for a Boundary Line Adjustment consisting of an equal exchange of land (5,826 sq. ft. +/-) between the two lots of record which are in the Residential Agricultural (R/A) Zoning 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 boundary line adjustment did not have the potential for Regional Impact.

After public input, the hearing was closed on October 28, 2020 and the Planning Board by a roll call vote, voted six (6) in favor (Amy, Brie, Norman, Kevin, Al, Scott) to grant the waivers as requested, noting that the requirements are not necessary as there are no new lots being created. The Planning Board by a roll call vote, then voted six (6) in favor (Amy, Brie, Norman, Kevin, Al, Scott), none (0) opposed, to grant their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins set in conformance with the plan entitled, “Boundary Line Adjustment Plan of Land of Kimberly K. & Todd A. Johnson Tax Map 144 Lot 15 27 201 Moultonboro Neck Road And Land of Kimberly K. & Todd A. Johnson Tax Map 144 Lot 17 High Meadow Road, Moultonborough, Carroll County, NH, 22 September 2020 (Revisions 10/30/20) By David M. Dolan Associates, P. C., prior to the signing of the plat by the Planning Board Chair.

2. Endorsement of Plan

Following 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 recorded at the Carroll County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within one hundred and twenty (120) days of signing of the plan by the Planning Board Chair.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments.

4. Testimony and Representation at Public Meetings

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

5. Final Plat

Surveyor's seal and signature and the Owners' signatures added to plat prior to recording at the Carroll County Registry of Deeds, Boundary monuments to be set prior to Chairman signing plan. Submit the deeds for the adjusted lots with the plat for recording directly after recording of the plat, and the final plat be submitted to the Land Use Department in appropriate electronic format to include both a pdf and an approved CAD file format.

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.



Scott R. Bartlett

Date: October 29, 2020

Chairman

Cc: Josephine Belville, Town Assessor
Map Lot Document File
David M. Dolan (by email only at ddolan@dolansurvey.com)