



***Town of Moultonborough  
Planning Board***

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December 14, 2020

James F. Rines, P.E., L.L.S., C.P.E.S.C.  
PO Box 440  
Ossipee, NH 03864

Bald Peak Land Co., Inc.  
Attn: Christopher Wyles  
PO Box 201  
Melvin Village, NH 03850-0201

***Re: Three-lot Major Subdivision, 1 Bald Peak Drive, Tax Map 182, Lot 7***

Gentlemen:

On December 9, 2020, the Planning Board of the Town of Moultonborough held a remote public hearing on the application of Bald Peak Land Co., Inc. (Tax Map 182 Lot 7) for a three-lot major subdivision of Map 182, Lot 7, consisting of 166.84 +/- acres creating two new lots of 5.00 acres, and 2.44 acres, with a residual lot of 159.4 acres for your property located within the Residential/Agriculture (RA) Zone.

Prior to public input, the Planning Board by a roll call vote, voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott) that this proposed subdivision, did not have the potential for Regional Impact.

After public input, the hearing was closed, and the Planning Board by a roll call vote, voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott) to grant the waivers as requested from Section 4.3.1.3 to not depict easements on the entirety of the remaining land, Section 4.3.1.4 to not depict bearings and distances on the entirety of the remaining land, Section 4.3.1.4 to not depict buildings on the entirety of the remaining land, Section 4.3.1.13 to not depict geographic features within 200-ft. of the entirety of the remaining land, and Section 7.3.6 to not be required to construct an internal road for lots with over 600-ft. of road frontage for both Lot #1 and for the remaining land.

The Planning Board by a roll call vote, voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott) to approve the request for a three-lot major subdivision subject to the following conditions:

1. Add an owner's signature block to the plat, and the owners shall sign prior to the Chair signing.
2. Add the NHDES Subdivision Approval No. for proposed lot #2 (2.44 acres) to the plat prior to the Chair signing.
3. The driveway locations on the supplemental, NHDES -Plan of Subdivision be the location of the driveways constructed for each lot at time of building permit application.

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
- Map Lot Document File