



Town of Moultonborough

Planning Board

6 Holland Street – P. O. Box 139

Moultonborough, NH 03254

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Notice of Decision

Site Plan Amendment

Camp Tecumseh

Tax Map 212, Lot 1

December 14, 2020

Applicant: Camp Tecumseh
C/O Douglas Knight
975 Moultonboro Neck Road
Moultonborough, NH 03254

Location: 975 Moultonboro Neck Road (Tax Map 212 Lot 1)

On December 9, 2020 the Planning Board of the Town of Moultonborough opened a remote public hearing on the application of Camp Tecumseh, 975 Moultonboro Neck Road, Moultonborough, NH (hereinafter referred to as the “Applicant” and/or “Owner”) to amend the previously approved Site Plan from April 24, 2019 to allow for construction of an 1,800 SF addition to an existing building (the “Weight Room”); and construct a new cabin (2,400 SF; with no plumbing) for relocation of campers and staff, with all other aspects of the original site plan remaining in effect, located in the Residential Agricultural (RA) Zoning District.

Prior to public input on December 9, 2020, the Planning Board by a roll call vote, voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott) that this proposed site plan amendment did not have the potential for Regional Impact.

The public hearing was closed on December 9, 2020 and a vote of the Planning was made. The Board voted seven (7) in favor (Amy, Sandra, Brie, Norman, Kevin, Al, Scott), 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 to the plans entitled, “Site Plan Amendment Plan Showing Proposed addition to The Weight Room Prepared for Camp Tecumseh, Inc. Tax Map 212, Lot 1”, 975 Moultonboro Neck Road, Moultonborough, Carroll County, NH, prepared by David M. Dolan Associates, P.C., 23 Main Street, Center Harbor, NH 03226, dated 5 November 2020 Sheet 2 of 3, as revised per this conditional approval, and “Site Plan Amendment Plan Showing Proposed Cabin Prepared for Camp Tecumseh, Inc. Tax Map 212, Lot 1”, 975 Moultonboro Neck Road, Moultonborough, Carroll County, NH, prepared by David M. Dolan Associates, P.C., 23 Main Street, Center Harbor, NH 03226, dated 5 November 2020 Sheet 3 of 3, as revised per this conditional approval.

2. Amendments

Any modification to the approved amended plan sheets dated 5 November 2020, as revised per the December 9, 2020 conditions of approval, 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 Planner. In such case, the applicant shall submit to the Planner the requested changes. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

3. Endorsement and Recording of Plan

Following the vote of approval by the Planning Board, and the fulfillment of any condition's precedent, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the owner shall sign the site plan sheets prior to the Planning Board Chairman, subject to any subsequent conditions of this approval, which shall be filed in the Town of Moultonborough property record files. The conditions of approval 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.

- a. Add Owner's signatures to the site plan sheets prior to the Chair signing.
- b. Add the NHDES Shoreland Permit number to the site plan sheets prior to the Chair signing.
- c. Depict and construct roof edge drip filtration trenches around the cabin.

4. Conditions of Previous Site Plan Approval Binding

All terms and conditions of the previously approved Site Plan for the 24' x 24' addition to an existing building known as "Munger Cottage", dated April 24, 2019, shall remain in full effect, and are hereby incorporated as conditions of approval into this decision.

5. 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.

6. Code, Compliance & Enforcement Office

All work shall comply with the requirements of the office of the Moultonborough Code & Health Officer as affected by this decision and approved by same prior to the issuance of the Certificate of Occupancy for the site.

7. Receipt of all necessary Local, State and Federal Permit

Subject to receipt of NH DES Shoreland Permit, and adding the Shoreland Permit Number to the site plan sheets prior to the Chair signing.

8. Lighting

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

9. Fire Department

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

10. Utilities

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

11. Testimony and Representation at Public Meetings

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

12. 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 Regulations, Section 6, and RSA 676:4.

13. 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 & Health Officer or the Town Planner. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board after properly noticed compliance hearing or hearings are held.

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.

- David M. Dolan (by email only at ddolan@dolansurvey.com)
- Bruce W. Woodruff, Interim Town Planner
- Steve Zalewski, Code, Compliance Officer
- Map Lot Document File