



***Town of Moultonborough  
Planning Board***

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

January 19, 2022

James and Theresa Conway  
5 Cole Road  
Derry, NH 03038

***Re: Three-lot Minor Subdivision, 14 Black Point Road, Tax Map 160, Lot 27***

Dear Mr. & Mrs. Conway:

At their regular meeting held on Wednesday, January 12, 2022, the Planning Board conditionally approved your application for a three-lot minor subdivision of Map 160, Lot 27, consisting of 7.70 acres for your property located within the Residential/Agriculture (RA) Zone, and within the Groundwater Protection Overlay District, creating lots of 2.120, 1.966 and 3.769 acres.

Prior to public input on December 1, 2021, the Planning Board voted seven (7) in favor (Sandra, Amy, Brie, Kevin, Peter, Scott, Al) that this proposed three-lot minor subdivision did not have the potential for Regional Impact.

After public input, the hearing was continued to January 12, 2022, where the Planning Board voted seven (7) in favor (Sandra, Norman, Brie, Kevin, Peter, Scott, Al), and none (0) opposed, to **approve** the three-lot minor subdivision subject to the following conditions:

Conditions precedent, to be completed prior to signature of final plans by the Planning Board Chairman. No site improvements or approved uses shall commence, and no building permit shall be issued until plan is signed and recorded:

1. Add signature block for owner and obtain owner's signature prior to submission of final plan for Planning Board signature;
2. All required federal, state, and local approvals including driveway permits and DES Subdivision approval shall be obtained.
3. Any noncompliant subsurface disposal systems shall either be brought into compliance or properly removed and/or decommissioned.
4. Conditions precedent to be completed by 1/12/2024.

Conditions subsequent, to be continually complied with:

5. Approved uses: Lots may undertake uses permitted in the Residential/Agricultural Zoning District, subject to applicable application and permitting requirements.
6. Comply with Groundwater Protection Ordinance requirements.
7. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.
8. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

If you have questions or comments in this matter, please contact the Land Use Department at 603-476-2347.

Yours truly,



Dari Sassan  
Town Planner

cc.

- Tom Hughes, Town Assessor (by email only at [thughes@moultonboroughnh.gov](mailto:thughes@moultonboroughnh.gov))
- Steve Zalewski, CEO (by email only at [szalewski@moultonboroughnh.gov](mailto:szalewski@moultonboroughnh.gov))
- Map Lot Document File
- Bryan Berlind (by email only at [bryan@land-tech.com](mailto:bryan@land-tech.com))

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