



***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

**Boundary Line Adjustment  
-Lands of-  
Timothy D. Morrison and Peter Viano  
Tax Map 69 Lots 19 & 20.1 and Tax Map 48 Lot 9**

**February 16, 2022**

**Applicants:**

Timothy D. Morrison  
57 McDuffee Road  
Center Tuftonboro, NH 03816

Peter Viano  
357 Gov. Wentworth Highway  
Moultonborough, NH 03254

**Location:** 369, 381 and 357 Governor Wentworth Highway  
Tax Map 69 Lots 19 & 20.1 and Tax Map 48 Lot 9

On February 9, 2022, the Planning Board of the Town of Moultonborough held a public hearing on the application of Timothy D. Morrison (Tax Map 69 Lots 19 & 20.1) and Peter Viano (Tax Map 48 Lot 9) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 8.16 acres from Morrison Lot 19 to Viano Lot 9, 0.43 acres from Morrison Lot 19 to 20.1 and 2.80 acres from Viano Lot 9 to Morrison Lot 20.1, which are located in the Residential Agricultural (R/A) Zoning District, within the Groundwater Protection Overlay District.

Prior to public input on February 9, 2022, the Planning Board voted seven (7) in favor (Bartlett, Larson, Kelly, Stephens, Claypoole, Quinlan, Hoch) that this proposed boundary line adjustment did not have the potential for Regional Impact.

After testimony, the hearing was closed on February 9, 2022, and the Planning Board voted seven (7) in favor (Bartlett, Larson, Kelly, Stephens, Claypoole, Quinlan, Hoch) to grant the waivers as requested, as the lots are developed as residential properties and the adjustment does not create any non-conformities. The Planning Board then voted seven (7) in favor (Bartlett, Larson, Kelly, Stephens, Claypoole, Quinlan, Hoch), none (0) opposed, to grant the 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, Land Owned by Timothy D. Morrison (57 McDuffee Road, Center Tuftonboro, NH 03816) Tax Map 69 Lots 19 & 20.1 – 369 Governor Wentworth Highway And Land Owned By Peter Viano (357 Governor Wentworth Highway, Moultonborough, NH 03254) Tax Map 48 Lot 9 – 357 Governor Wentworth Highway, Moultonborough, Carroll Co., NH, January 2022, By Hambrook Land Surveying (Revision date February 10, 2022) 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) shall be incorporated into this approval and part of this Notice of Decision.

**5. Final Plat**

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 the following plan notes/revisions prior to submission of final plan for Planning Board signature:
  - a. All pins to be set and identified on plan.
  - b. All conditions subsequent shall be incorporated as plan notes.
2. All required federal, state and local approvals shall be obtained.
3. Conditions precedent to be completed by 2/9/2024.

Conditions subsequent, to be continually complied with:

4. Approved uses: Lots may undertake uses permitted in the Residential/Agricultural Zoning District, subject to applicable application and permitting requirements.
5. All lots shall be required to perpetually comply with Wetlands Ordinance requirements, as any exemptions per Zoning Article 9.1.5 shall no longer apply.
6. All lots shall perpetually comply with Groundwater Protection Ordinance requirements.
7. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

The final plat to 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.



Dari Sassan  
Town Planner

cc.

- o Tom Hughes, Town Assessor (by email only at [thughes@moultonboroughnh.gov](mailto:thughes@moultonboroughnh.gov))
- o James Hambrook (by email only at [jimhambrook@gmail.com](mailto:jimhambrook@gmail.com))
- o Map Lot Document File