



***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](mailto:dsassan@moultonboroughnh.gov)

February 16, 2022

Cotnoir Family Trust  
Andre E. & Barbara A. Cotnoir, Trustees  
PO Box 1265  
Center Harbor, NH 03226

Re: Second Dwelling on a Lot, 7 Garland Pond Road, Tax Map 65, Lot 10

Dear Mr. & Mrs. Cotnoir:

On Wednesday, February 9, 2022, the Planning Board of the Town of Moultonborough opened a public hearing on your application for a proposed Second Dwelling on a Lot for your property located at 7 Garland Pond Road, Tax Map 65, Lot 10, consisting of 3.2 acres +/- located in the Commercial Zone A within the Village Center Overlay District, the Groundwater Protection Overlay District, and the Floodplain.

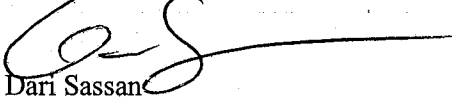
The public hearing was closed on February 9, 2022, and a vote of the Planning Board was made. The Board voted seven (7) in favor (Bartlett, Larson, Kelly, Stephens, Claypoole, Quinlan, Hoch), none (0) opposed, to approve the request to place a second dwelling on your lot subject to compliance with the following conditions:

1. All necessary permits and approvals, including E-911 addresses, updated driveway permits, septic approvals and building permits shall be obtained prior to construction and occupancy of any new structures or improvements.
2. Compliance with Groundwater Protection and Floodplain Ordinance requirements shall be perpetually maintained.
3. The applicant shall comply with the Wetlands Ordinance requirements

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 any questions or comments, please feel free to contact the Town Planner, Dari Sassan, at 603.476-2347 or by e-mail at [dsassan@moultonboroughnh.gov](mailto:dsassan@moultonboroughnh.gov).

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