



**Town of Moultonborough
Planning Board**

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September 15, 2022

Kristi K. Cacomanolis
75 Kona Farm Road
Moultonborough, NH 03254

Re: Second Dwelling on a Lot, 75 Kona Farm Road, Tax Map 201, Lot 11

Dear Ms. Cacomanolis:

On Wednesday, September 14, 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 75 Kona Farm Road, Tax Map 201, Lot 11, consisting of 4.42 acres +/- located in the Residential Agricultural within the Groundwater Protection Overlay District.

The public hearing was closed on September 14, 2022, and a vote of the Planning Board was made. The Board voted five (5) in favor (Larson, Kelly, Annaian, Connolly, Hoch), one (1) opposed (Bartlett), 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 Ordinance requirements shall be perpetually maintained.
3. The owner shall install fencing or screening to shelter the neighboring residence (Tax Map 201, Lot 9) from vehicular lights on the subject property.
4. The Lot shall not be further subdivided.

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.

Yours truly,

Dari Sassan
Town Planner

cc.

- o Tom Hughes, Town Assessor (by email only at thughes@moultonboroughnh.gov)
- o Scott Dvorak, CEO (by email only at sdvorak@moultonboroughnh.gov)
- o Map Lot Document File