



*Town of Moultonborough
Planning Board*

6 Holland Street – P. O. Box 139
Moultonborough, NH 03254
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March 27, 2023

Jeffrey R. & Carolyn B. Nelson, Trustees
Nelson Family Revocable Trust
44 Old Route 109
Moultonborough, NH 03254

Re: Two-lot Minor Subdivision, 44 Old Route 109, Tax Map 51, Lot 34

Dear Mr. & Mrs. Nelson:

At their regular meeting held on Wednesday March 22, 2023, the Planning Board conditionally approved your application for a two-lot minor subdivision of Map 51, Lot 34, consisting of 4.53 acres for your property located within the Residential/Agricultural Zoning District, within the Groundwater Protection Overlay District and Village Center Overlay District, creating lots of 2.04 acres and 2.49 acres.

Prior to public input on March 22, 2023, the Planning Board voted seven (7) in favor (Larson, Annaian, Bartlett, Kelly, Connolly, Quinlan, Hoch) that this proposed major two lot subdivision did not have the potential for Regional Impact.

After public input, the hearing was closed on March 22, 2023, and the Planning Board voted seven (7) in favor (Larson, Annaian, Bartlett, Kelly, Connolly, Quinlan, Hoch), and none (0) opposed, to **approve** the two-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 the following plan notes/revisions prior to submission of final plan for Planning Board signature:
 - a. All conditions subsequent shall be incorporated as plan notes.
 - b. Note DES subdivision approval number on plan.
2. All required federal, state, and local approvals, including driveway permits and state subdivision approval shall be obtained.
3. Conditions precedent to be completed by 3/22/2025.

Conditions subsequent, to be continually complied with:

4. Approved uses: Lots may undertake uses permitted in the Residential/Agricultural Zoning District, and the Village Center Overlay District, subject to applicable application and permitting requirements.
5. Comply with Groundwater Protection Overlay District requirements.
6. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.

7. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

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

Yours truly,



Allen Hoch, Chairman
Planning Board

cc.

- Tom Hughes, Town Assessor
- Scott Dvorak, CEO
- Map Lot Document File
- James Hambrook (by email only at jimhambrook@gmail.com)

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