



Town of Moultonborough

Planning Board

6 Holland Street – P. O. Box 139

Moultonborough, NH 03254

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Boundary Line Adjustment -Lands of- Property Owners at Suissevale, Inc. Tax Map 122 Lots 12 & 13

April 12, 2023

Applicant:

Property Owners Association at Suissevale, Inc.
17 Langdorf Street
Moultonborough, NH 03254

Location: Albert Street and Wintersport Street
Tax Map 122 Lots 12 & 13

On April 12, 2023, the Planning Board of the Town of Moultonborough held a public hearing on the application of Property Owners Association at Suissevale, Inc. (Tax Map 122 Lots 12 & 13) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 200 sq. ft. from Lot 13 to Lot 12 resulting in lots of 93,106 sq. ft. (Lot 13) and 40,006 sq. ft. (Lot 12), and which are located in the Residential Agricultural (R/A) Zoning District.

Prior to public input on April 12, 2023, the Planning Board voted seven (7) in favor (Larson, Annaian, Bartlett, Connolly, Claypoole, Quinlan, Hoch) that this proposed boundary line adjustment did not have the potential for Regional Impact.

After testimony, the hearing was closed on April 12, 2023, and the Planning Board voted seven (7) in favor (Larson, Annaian, Bartlett, Connolly, 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, Property Owners Association at Suissevale, Inc. (17 Langdorf Street, Moultonborough, NH 03254) Tax Map 122 Lots 12 & 13- Wintersport & Albert Streets, Moultonborough, Carroll Co., NH, March 2023, By Hambrook Land Surveying (Revision date April 17, 2023) 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, to include DES subdivision approval.
3. Conditions precedent to be completed by 4/12/2025.

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 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.



Allen Hoch
Chairman

cc.

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