



*Town of Moultonborough  
Planning Board*

6 Holland Street – P. O. Box 139  
Moultonborough, NH 03254  
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**Notice of Decision**  
**Conditional Use Permit**  
**David C. & Christine M. Hart**  
**Tax Map 147 Lot 26.1**

May 24, 2023

**Applicant:** David C. & Christine M. Hart  
P.O. Box 93  
Moultonborough, NH 03254  
**Location:** Wentworth Shores Road (Tax Map 147 Lot 26.1)  
**Owner of Record:** David C. & Christine M. Hart

On May 24, 2023, the Planning Board of the Town of Moultonborough held a public hearing on the application of David C. & Christine M. Hart (Tax Map 147 Lot 26.1) (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Conditional Use Permit for the construction of a driveway within the wetland setback and buffer (in accordance with Section 9.1.7.1) to access upland area for the construction of a leach field for Tax Map 131 Lot 24 and for a future single family home on Tax Map 147 Lot 26.1, which are located in the Residential Agricultural (R/A) Zoning District

On May 24, 2023, prior to acceptance of the application as being complete, the Planning Board voted six (6) in favor (Larson, Annaian, Bartlett, Kelly, Connolly, Hoch) that the proposed use did not have the potential for Regional Impact.

After testimony, the hearing was closed on May 24, 2023, and the Planning Board voted six (6) in favor (Larson, Annaian, Bartlett, Kelly, Connolly, Hoch), none (0) opposed, to **approve** the Conditional Use Permit for David & Christine Hart allowing for the placement of a driveway at Tax Map 147 Lot 26-1, subject to compliance with the following conditions:

1. Perpetually comply with Wetlands Ordinance requirements, to include continual satisfaction of the criteria set forth in Zoning Article 9.1.7.8.
2. Construction phase and permanent erosion control and drainage features shall be installed and maintained to function as proposed.
3. Prior to construction of the driveway, all required federal, state, and local approvals, including a town driveway permit, shall be obtained.
4. E-9-1-1 addresses shall be obtained at the time driveways are placed and prior to occupancy.
5. All representations made by the applicant and applicant's agent shall be incorporated as a condition of approval.

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.



Sandra Kelly  
Vice Chairperson

cc.

- James Hayden (by email only at [jhayden@horizonsengineering.com](mailto:jhayden@horizonsengineering.com))
- James Rines (by email only at [jrines@horizonsengineering.com](mailto:jrines@horizonsengineering.com))
- Scott Dvorak (by email only at [sdvorak@moultonboroughnh.gov](mailto:sdvorak@moultonboroughnh.gov))
- Map Lot Document File

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