

**Moultonborough Zoning Board of Adjustment  
P.O. Box 139  
Moultonborough, NH 03254  
(603) 476-2347**

**NOTICE OF DECISION**

You are hereby notified that the following decisions were made by the Moultonborough Zoning Board of Adjustment at its meeting of July 19, 2023:

The Public Hearing for Stephen C. Francis for a parcel located at 100 Toltec Point Road (Tax Map 132 Lot 9) for a variance from Section 3.2.2.3 was continued to August 16, 2023.

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted a variance, with conditions, from Sections 3.2.2.1, 3.2.3 & 4.7.1.6.4 for David & Nelia Amato for a parcel located at 205 Hanson Drive (Tax Map 168 Lot 2) to allow for the construction of a detached (20' x 24'), one-story garage with a walk out basement for cold storage be located no closer than 6.6 ft. from the from the southerly side boundary line, where 20 ft. is required, no closer than 15.9 ft. from the edge of the R.O.W, where 25 ft. is required, and to allow construction on a waterfront lot with less than 100 tree points per waterfront grid, without having to install tree points.

The Public Hearing for Frederick & Karen Shine for a parcel located at 21 Grande Street (Tax Map 120 Lot 29) for a variance from Section 3.2.2.3 was continued to August 2, 2023.

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted a variance, with conditions, from Section 3.6.1 for Passio Point LLC for a parcel located at 26 West Point Road (Tax Map 263 Lot 88) to allow for the Main house to be demolished and replaced with a larger residence in a partially different location, existing nonconforming dwelling units (Woodlands Guest House and Beach Guest House), both to be demolished. Woodlands Guest House to be replaced with a larger residence in a new, conforming location. Beach Guest House to be replaced with a structure in the same footprint but expanding from 1. 5 stories, though not increasing in overall height.

**ROBERT H. STEPHENS  
CHAIRMAN**

**For a full-length copy of the Notice of Decision, please view in the Land Use Department  
after final approval by the Board at their next regularly scheduled meeting.**