

**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 their regular meeting of May 4, 2022:

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board conditionally granted the request for a Variance from MZO Section 3.2.1 for Edward H. & Linda L. Jeffrey, for a parcel located at 201 Stanyan Road (Tax Map 145, Lot 49), to allow for the construction of a 4.5' x 6' covered walkway and steps attached to a previously approved garage to be located 19 ft. from the front property line where 25 ft. is required.

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted a special exception, with conditions, from Article 6.3.1, Table of Permitted Uses, for Brian Huey, for a parcel located on 822 Whittier Hwy (Tax Map 76, Lot 3) in the Commercial A zone to allow a mixed use of a commercial business and a residence on the lot.

By a vote of four (4) in favor, one (1) opposed, and no (0) abstentions, the Board voted to reverse the Determination of the Moultonborough Planning Board on March 23, 2022, that “the proposed 60 units complies with the density requirements given the WVOD in zoning” for Property located on Bean Road (Tax Map 140, Lot 16 and Tax Map 170, Lot 12) as filed in the Appeal from an Administrative Decision by the Town of Center Harbor, joined by Bryan and Elana Murphy.

**ROBERT H. STEPHENS  
CHAIRMAN**

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