

**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 October 16, 2023:

The Public Hearing for GMR Holdings of NH, LLC for a parcel located on Gov. Wentworth Hwy (150-005 & 150-006) for a Special Exception pursuant to Zoning Article 6.3.1 was continued to November 6th, 2024.

The Public Hearing for GMR Holdings of NH, LLC for a parcel located on Gov. Wentworth Hwy (150-005 & 150-006) for variances from Zoning Articles 6.6.2 & 6.5.2.1.2 was continued to November 6th, 2024.

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted a variance, with conditions, from Zoning Article 7.8 for GMR Holdings of NH, LLC for a parcel located on Gov. Wentworth Hwy (150-005) to allow for a 120-foot-tall tower where surrounding trees are only 75 feet tall.

By a vote of four (4) in favor, one (1) opposed, and no (0) abstentions, the Board granted a variance, with conditions, from Zoning Article 3.2.2.3 for Karl J. & Cynthia A. Pessinis for a parcel located at t 61 Blackey Cove Road (Tax Map 168 Lot 001) to allow for an expansion of an existing, permitted, screened porch located within the setback and authorized by a prior variance. New Expansion to be located approximately 2.3 feet closer to the property line.

By a vote of five (5) in favor, none (0) opposed, and no (0) abstentions, the Board granted a variance, with conditions, from Zoning Articles 3.2.2.3 & 3.2.2.4 for Maureen O'Brien for a parcel located at 10 Windswept (Tax Map 216 Lot 7) to allow for a vertical expansion of a garage addition that was permitted more than 20 years ago under different staff and a different owner but was found after a recent survey to be encroaching upon the side and waterfront setbacks.

**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.**