



*Land Use Department*  
Town of Moultonborough  
PO Box 139 – 6 Holland Street  
Moultonborough, NH 03254  
(603) 476-2347 \* Fax (603) 476-5835

**REGIONAL IMPACT  
NOTICE OF PUBLIC HEARING**

**VIA CERTIFIED MAIL**  
(Return Receipt Requested)

April 12, 2024

Dear Regional Partner:

The Moultonborough Planning Board voted to determine that the following proposed development has a potential regional impact. Therefore, in accordance with NH RSA 36:57, you are hereby notified that the Moultonborough Planning Board will conduct the following Public Hearing beginning at 7:00 PM on Wednesday, May 8, 2024 at the Moultonborough Town Hall located at 6 Holland Street, Moultonborough, NH in the Ernest Davis Meeting Room and that you have been afforded the status of an abutter for the limited purpose of notice and giving testimony.

**Planning Board Case #P24-006**: Applicant Harbor Landing Development, LLC has applied for a 14-Lot Subdivision, Boundary Line Adjustment (BLA), and Conditional Use Permit (CUP) on the parcels located on Bean Road (Tax Map 140, Lot 16 and Tax Map 170, Lot 12) consisting of 17.57 acres located partially in the Residential/Agricultural zone and Commercial Zone A, and the entire site is located within the West Village Overlay District (WVOD).

The Applicant is proposing to reconfigure Tax Map 140, Lot 16 and Tax Map 170, Lot 12, into a 14-lot residential subdivision involving the construction of roads and associated infrastructure, requiring a CUP pursuant to Article 9.1.7.1 allowing for the construction of roads/driveways within the 50-ft wetlands buffer.

The plan set submitted can be accessed at <https://t.ly/qFfaJ>. An email containing the link has been sent to those individuals cc'd below.

Please let us know if you have any questions or need hard copies of the plan set.

Should a decision not be reached at the Public Hearing, this application will stay on the Planning Board agenda until such a time as it is either withdrawn, approved, or disapproved. Planning Board agendas and meeting minutes can be found on the Town website at [www.moultonboroughnh.gov](http://www.moultonboroughnh.gov).

Respectfully,

Dari Sassan  
Town Planner

*CC recipients listed on next page*

cc: Town of Center Harbor  
Board of Selectmen ([selectmen@centerharbornh.gov](mailto:selectmen@centerharbornh.gov))  
Planning Board ([planningzoning@centerharbornh.gov](mailto:planningzoning@centerharbornh.gov))  
Town Clerk ([townclerk@centerharbornh.gov](mailto:townclerk@centerharbornh.gov))

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