



*Town of  
Wolfeboro*

**NOTICE OF DECISION  
WOLFEBORO ZONING BOARD OF ADJUSTMENT  
13 June 2016**

**TM# 266-1**

**Case #06-SE-16**

**Applicant: Hingham Realty Trust  
Special Exception**

Public Hearing for a Special Exception from Article 175.55 (1) of the Wolfeboro Planning & Zoning Ordinance to allow for the construction of a single family dwelling on a lot with no frontage. This property is located off Gould Road in Alton. A site visit was held at approximately 6:30 pm prior to the hearing.

**Board Decision:**

It was voted on by at least three members to grant the Special Exception from Article 175.55.1 of the Wolfeboro Planning and Zoning Ordinance to allow for the construction of a single family dwelling on a lot with no road frontage. The approval is subject to the following conditions:

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
2. The application, as submitted to the ZBA, does not satisfy all applicable requirements for a building permit.
3. The Notice of Decision shall be recorded at the Carroll County Registry of Deeds and the applicant shall pay all recording fees.
4. This Variance shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the Zoning Board of Adjustment for good cause.
5. The road shall be constructed before construction of the residence shall begin.
6. Construction and approval of improvements to Gould Road by the Alton and Wolfeboro Fire Departments.





Fred Tedeschi, Chairman

Date: 13 June 2016

NOTE: Certain persons have the right to appeal the ZBA's decision to the superior court, or to file a motion for rehearing with the ZBA, as the case may be, within 30 days of the date the ZBA made the decision. Any person who wishes to exercise their appeal rights must do so consistent with applicable State statutes and should immediately consult with an attorney of their choosing to be sure their appeal rights are protected."

\*\*Note: This notice has been placed on file and made available for public inspection in the records of the ZBA on 20 June 2016 and will be published in the 30 June 2016 issue of the Granite State News. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk, Tax Assessor, Building Official, Fire Chief, Police Chief, Town Manager and Municipal Electric Department