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TOWN OF MEREDITH

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NOTICE OF DECISION

You are hereby notified that the request of **DEEP WATER MARINE MANAGEMENT, INC.** for a **SITE PLAN AMENDMENT** has been **CONDITIONALLY APPROVED** by a majority of the appointed members of the Planning Board.

RESOLVED:

Kahn moved, Sorell seconded, MR. CHAIRMAN, I MOVE THAT WE APPROVE THE SITE PLAN AMENDMENT SUBJECT TO THE CONDITIONS AS WE HAVE DISCUSSED THEM WITH THE DELETION OF #13 AND RENUMBERING OF EVERYTHING THEREAFTER:

(1) Limited Use. The Clubhouse shall be limited to the 20 overnight slip customers and the final plans shall be amended to include the docking facility and identification of the 20 designated overnight slips. Any proposed future expansion of the docking facility or conversion of other existing slips to accommodate overnight use shall require site plan review.

(2) Parking. Guests of overnight slip customers shall park within the Shep Brown's facility as stated in the Clubhouse Rules and not use the municipal parking.

(3) Prohibited Activities. The following activities are prohibited and shall be added to the Clubhouse Rules: bands, live music and DJ's, bars or bar set ups, kegs, facility rental and parties where alcohol is consumed.

(4) Noise. Noise shall be kept to appropriate levels as to not disturb the surrounding neighbors. Noise from devices such as televisions, stereos and radios shall not exceed that of normal conversational voice level at 50 feet in distance from the source.

(5) Hours. Use of the Clubhouse and patio is limited to the hours of 7:30 AM to 11:00 PM, with the exception of 24 hour access to toilets.

(6) The Clubhouse will be available for use during boating season, i.e., "ice out to ice in".

(7) Fire Lane. The Fire Lane including access to Tall Pines Way shall be clearly noted on the final plans. The fire lane as indicated on the final plans shall remain open and be free and clear of parked vehicles or boats at all times.

(8) Ramp. Use of the nearby ramp for marine construction access shall be limited to Mon.-Thurs. between Memorial Day and Labor Day, including 4th of July weekend, to minimize conflicts with pedestrians utilizing the recreation facility. All areas depicted in the plans adjacent to the ramp shall remain available for parking at all times and shall not be occupied by any marine construction materials, supplies, equipment or employee parking.

(9) Verify lot coverage will not increase as a result of proposal.
(10) Cumulative Impacts. Any future changes or additions to primary or accessory uses, including temporary structures, shall require site plan review unless otherwise determined by the Planning Board. Any future site plan amendment applications will require review of the impacts created by the entire site to ensure that the cumulative impacts of site plan changes are assessed adequately.
(11) The failure of management to ensure compliance with these conditions may result in the revocation of the Certificate of Occupancy and/or site plan approval.
(12) This approval, including the final set of Clubhouse Rules, shall run with the property and bind any subsequent owners
(13) The Clubhouse Rules shall be issued to each overnight slip customer at the time a lease agreement is signed. A copy of the Clubhouse Rules shall be posted in the Clubhouse.
(14) Clubhouse Rules shall be consistent with this approval and any amendments shall be approved administratively by the Planning Department.
(15) All DES approvals must be received and cross-referenced on final plans.
(15) Condition #'s 1-12 shall be noted on final plans.
(16) The Planning Board reserves the right to review and amend this approval as provided for in Site Plan Review Regulations, Section VI and XVII, A.
Voted 6-1 in favor of the motion.

Signed: Herb Vadney
Herb Vadney, Chairman

Date: MARCH 25, 2008