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Subject: Moultonboro Speaks

Moultonboro Speaks

Large Kona Mansion Re-Development Project Forthcoming?

Posted: 20 Aug 2017 05:56 PM PDT

The potential new owners of the Kona Mansion property are proposing a fairly large re-development of the property. The proposal includes restoration of the Inn with a spa, restaurant and meeting facilities, a pool, 22 boat slips, 22 homes, restored golf course, and 150 memberships for the golf course and beach.

At the **August 9th Moultonboro Planning Board meeting**, a number of residents expressed concerns about the possible development, but as of that time, no formal proposals had been filed.

A pre-application review was discussed at the **July 26th PB meeting**. According to the minutes of the meeting: *"The project encompasses the properties of Kona, Inc. which includes the main lot which is 82 acres with Kona Mansion, with a total of 37 rooms, the golf course and several out buildings. And, another lot of 0.69 acres which includes the 390-foot pier, boat house and pump house. Mr. Anderton gave a brief history of the properties and the history of Kona Mansion, which was place of the NH State Register of Historic Places in 2010. The project is to restore the mansion, bringing the grounds back and making it viable once again. Mr. Alther stated their proposal is to subdivide twenty-two lots from the main property along Jacobs, Colby and Kona Farm Road. Their business plan includes the development of a country club type form of ownership. This will include a restaurant, bar, function facilities and a spa, along with the installation of a pool and the golf course. Each lot will have its own septic, well and curb cut. There will not be an association as all proposed lot have frontage and access to a town road. They will not be granting beach rights to each lot. They will form a club membership for each of the 22 lots, along with additional memberships available to the public (limiting the number of memberships to 100-150). Membership annual fees will include the use of such things as the beach, golf course, spa, special privileges to the restaurant. They stated that there currently are 22+/- boat slips along the 390-foot pier at the "marina" which they may either sell or rent to home owners."*

As this was only a pre-application review and not a formal hearing, the PB discussed the project in generalities and expressed some concerns regarding the fact that seems to be less than 150' of water frontage and provisions in the Town's **Zoning Ordinances** to prevent "funnel" development.

As of July 26th, the potential new owners had a purchase and sales agreement, but the sale was not yet finalized.

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Moultonboro Police Chief Wetherbee Set to Retire

Posted: 20 Aug 2017 12:10 PM PDT

Just when the Town could say they were at full staff with leadership in all departments, Police Chief Wetherbee announced to the BoS that he will be retiring when a replacement has been found. It is expected that the search/ hiring process will take 4-6 months and Chief Wetherbee has indicated to the Town Administrator that he would like to participate in the process to assure a smooth transition.

Chief Wetherbee was hired as Police Chief in May 2012. He retired as Chief of Police of the Concord, Massachusetts Police Department in January, 2010 where he was Chief for 17 years and had a 33 year career in the department.

My interactions with him both as a citizen and as a Selectman, have always been very positive. His leadership will be missed and it will be a tough job for the BoS to find a replacement.

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