

Fritz,

Please find attached my review of the Curran mobile home installation in the Bunker Lane Mobile Home Condominium Park under site plan review. I did as straight forward a review as seemed reasonable. As we discussed, this so-called expansion of a non-conforming use, in my opinion, would not seem to rise to the level of Site Plan Review. Even though it involves a non-conforming use, the mobile home park is an approved use, the expansion is relatively minor and there is community water & sewer. There appear to be no impacts of significance. I believe review of this type of activity could be handled by the Building Inspector. If the Inspector feels that there are key issues that need further review by the Planning Board, he could request this action.

By statute, Site Plan Review is specifically for non-residential and multi-family housing developments. It would not seem appropriate in this instance when it involves a single residential unit. I think it would be helpful to have a Board discussion in a workshop session to discuss this type of situation and how the town should respond.

*Jack*

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