

LOT LINE ADJUSTMENT REVIEW MEMORANDUM

Date: March 26, 2012

To: Madbury Planning Board

From: Jack Mettee, AICP
Mettee Planning Consultants

Project Name: William H. Shaheen and C. Jeanne Shaheen Lot Line Adjustment

Project Background:

Type of Application: Lot Line Adjustment

Property Owner(s): William H. Shaheen
73 Perkins Road
Madbury, NH 03823

Applicant: William H. Shaheen
73 Perkins Road
Madbury, NH 03823

Property Address: Same as Applicant

Tax Map & Lot Number(s): Map 9/Lots 38 and 72A
Lot Area: Lot 72 A—Original lot = 23.01 Acres;
New lot = 3.28 Acres
Lot 38—Original lot = 10.90 Acres;
New lot = 30.63 Acres

Zoning District: General Residential/Agricultural
Minimum Lot Area: 80,000 SF
Frontage Required: 200 feet (less with Planning Board Approval)

Proposed Project

The applicant is seeking to reconfigure two adjacent lots on Perkins Road through a lot line adjustment. Lot 72 A will become a 3.28 parcel (originally 23.01 acres) and Lot 38 will become a 30.63 acre parcel (originally 10.90). This lot adjustment is being accomplished by a conveyance of 19.73 acres from William H. Shaheen to C. Jeanne Shaheen as shown in the Lot Line Adjustment Plan as shown on Sheet 1 of 2

Information Provided

As part of the review of this proposed request, the following information was provided:

- Lot Line Adjustment Application
- Lot Line Adjustment Application Checklist
- Lot Line Adjustment Plan, prepared by McEneaney Survey, inc. LLC, Two (2) Sheets
- Deed Descriptions of for the subject properties

Type of Review

This lot line adjustment review is limited to review for consistency of the subject application with Madbury's Zoning Ordinance and Subdivision Regulations and general clarity and accuracy of the information provided. It is not an engineering review of the technical aspects of the proposed project.

Consistency with Subdivision Regulations

This application is subject to the Madbury Subdivision Regulation provision for Lot Line Adjustments, Article IV, Section 14, requiring the submission of a Lot Line Adjustment Checklist which describes the requirements for submission for a Lot Line Adjustment Application.

The applicant has submitted an application and completed checklist which identifies the materials submitted. By way of this submission, it would appear that the applicant has sufficient acreage to have a buildable lot.

Comments on the Application

The applicant has generally submitted the necessary materials in the application package for review of the proposed lot line adjustment. No waiver to any of the subdivision standards has been requested.

There are several items that were not submitted that are on the Checklist.

- List of abutter's and mailing addresses, although this information is on the Lot Line Adjustment Plan, Sheet 1.
- Location of existing sewage disposal system on adjacent lots (Map 9, Lots 38 and 72)
- Location of water well on Lot 72.

Several other observations:

- The error of closure standard [(not to exceed 1 to 1,10,000 (Article IV, Section 3)] is not specifically stated on the plan, but is incorporated into the surveyor's certification in the reference to Table 500.1 of the NH Code of Administrative

Rules of the Board of Licensure for Land Surveyors. The Board may want to amend this reference in the regulations at some future point to a more general reference to the Rules for Land Surveyors.

- Board may want to request test pit percolation logs as per Article V, Section 14.
- Wet areas and set backs have been delineated. Has the Conservation Commission observed the delineation?
- Since there is no identified location for a structure or driveway, it is assumed that any future structure will be consistent with the dimensional standards of the Zoning Ordinance and that there will be a 200 foot sight distance in either direction.

This concludes the review of the proposed Levesque Lot Line Adjustment Application. Please let me know if you have any questions or require additional information.