

PLANNING BOARD NOTICE OF DECISION

LOT LINE ADJUSTMENT APPLICATION

CASE 2008-005

The applicant, Joseph Wichert, on behalf of Ralene St. Pierre, is proposing a lot line adjustment that would modify Lot 10 from 6.19 acres to 35.25 acres and Lot 68 from 39.07 acres to 10.01 acres. The applicant is proposing a shared driveway and is requesting 4 waivers from the Subdivision Regulations. The property is located at Map 1 Lots 10 & 68 located on Bradford Road (NH Route 114) in Rural Residential (RR) Zoning District.

At the July 9, 2008 Planning Board meeting, the Board voted to grant the four waiver requests from the Subdivision Regulations, accept the Lot Line Adjustment Application as complete and voted to 7-0 to **Conditionally Approve** the application with the conditions listed below.

- 1) Receipt of NH Department of Transportation Driveway Permit
- 2) Receipt of NH Department of Environmental Services Dredge and Fill permit for driveway construction
- 3) Addition of the Shoreland Protection setback on the plan
- 4) Addition of the note on the plan of the waivers granted

Conditional approvals shall be valid for a period of 12 months from the date of the vote granting the conditional approval. Failure on the part of the applicant to satisfy all of the conditions imposed by the Board within the 12 month period shall negate the conditional approval and be cause for the Board to deny the application [Subdivision Regulations 202-J(3)]

Once all the conditions have been meet, please provide one Mylar and three full-size plan sets, with all original seals, stamps, and signatures, for Planning Board signature.

Any person aggrieved by any decision of the Planning Board has the right to follow the procedure outlined in RSA 677:15.

Kristin Claire
Chair, Planning Board
July 14, 2008