



STAFF MEMORANDUM

Date: September 12, 2023

To: Planning Board

From: Terrence Dolan, Community Development Director & Acting Town Planner

Subject: **Case #SD2023-02, Application for a Lot Line Adjustment (Wisniewski & Peterson). Map 10 Lot 3 (located at 30 Woodward Drive-Wisniewski) contribution of additional acreage to the adjoining Map 10 Lot 20, (located at 38 Woodward Drive-Peterson).**

BACKGROUND/PROPOSAL:

The applicant is seeking approval of a *Lot Line Adjustment* to provide for the transfer of **1.312-acres** from Map 10 Lot 3 (located at 30 Woodward Drive) to the adjoining Map 10 Lot 20, (located at 38 Woodward Drive). Properties are both located within the Residence “R” Zoning District.

The resulting acreage total for Lot 3 (presently listed at **58.766 acres**) would be reduced and become 57.453 acres; while Lot 20 (presently listed at **1.310 acres**) would be expanded, resulting in a total of 2.622 acres.

This transfer of undeveloped property, would be a total of 1.312 acres to be added to Lot 20 from Lot 3.

The requested **1.312-acre transfer** re-establishes the prior recorded acreage totals for both properties to their pre-2007 acreage totals, when the (larger) Lot 3 had received 1.312 acres of land from Lot 20 and was enlarged **pursuant to the Planning Board’s original approval of Case SD#2007-09 for a Lot Line Adjustment.**

The new request is a property acreage “re-adjustment”; being requested through a *revised* Lot Line Adjustment Request, pursuant to Section 5.05 & 5.06 of the Town of Milford’s Development Regulations.

APPLICATION STATUS:

This new application is deemed complete for the purpose of the current Lot Line Adjustment review.

NOTICES:

Notices were sent to all property abutters on September 8, 2023.

EXISTING USE/CONDITIONS:

Restore both property acreage totals back to the pre-2007 Planning Bd. Sub Division Approval (Case SD #2007-09) (Approval Dated: 7/17/2007).

DEPARTMENTAL REVIEWS:

None warranted

STAFF RECOMMENDATIONS:

Staff supports the Applicant’s request to re-adjust the acreage totals to their previously existing totals.