



TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

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## **STAFF MEMORANDUM**

**Date:** November 15, 2023

**To:** Planning Board

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

**Subject:** Case #SD2023-04, Application for a Lot Line Adjustment for Belvedere Trust (c/o Michael Tancreti) for two lots: Map 3 Blk 5 Lot 23 & Map 3 Blk 5 lot 24

### **BACKGROUND/PROPOSAL:**

The Applicant, Belvedere Trust, has filed a Lot Line Adjustment Application to partially exchange square footage of two adjoining vacant lots, and revise the common side and rear lot lines between Tax Map 3 Blk 5 Lot 23 (Parcel "B") & Tax Map 3 Blk 5 Lot 24 (Parcel "A"), located at the corner of Falcon Ridge Road & Peregrine Way.

Both lots were previously approved in their current configurations in Case SD#2006-16, date: 8/5/2006. Both lots are within the Falco Ridge Community and both lots are zoned Residence "R", under Section 5.04 of the Town of Milford's Zoning Ordinance.

Per the pink highlighted area on the attached Lot Line Adjustment Plan Sheet, within the boundaries of Parcel "A" (1.471 acres), the lot shall be revised by subtracting 9,250 sq feet from its current lot boundaries and provide it to Parcel "B". Per the green highlighted area on the Plan Sheet, Parcel "B" (1.127 acres) shall in turn be revised by subtracting 9,669 sq. feet from its current lot boundaries and provide it back to Parcel "A" to complete the whole exchange of land.

Through this proposed (side/rear) Lot Line Adjustment, Parcel "A" (Lot 24) shall gain an additional 55.87 L.F. along its sole Falcon Ridge Road frontage, slightly more than doubling its total road frontage - to a revised total of 108.33 linear feet.

Parcel "B" (Lot 23) shall lose 419 square feet of total acreage (being contributed to Lot 24) within this *double frontage* corner lot (Falcon Ridge Road and Peregrine Way), with no loss of its current road frontage along Peregrine Way, while only losing the above referenced 55.87 L.F. of road frontage along Falcon Ridge Road.

Parcel "A" shall be revised to now total 1.481 acres, while Parcel "B" shall be revised to now total 1.118 acres.

This Request is a property acreage exchange, being requested through a Lot Line Adjustment Application, 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 November 8, 2023.

**EXISTING USE/CONDITIONS:**

This *minor* property exchange shall only reduce the existing linear foot frontage of Parcel “B” (Lot 3-5-23) by 55.87 L.F. along its Falcon Ridge Road portion of the double frontage (corner) lot; and it shall gain an additional 419 square feet from Parcel “A”.

Parcel “A” shall (greater than) double its only road frontage along Falcon Ridge Road, but lose a net total of 419 sq. feet in the Lot Line Adjustment. This property exchange should be considered *diminimus*.

This Request is being provided by the developer of Falcon Ridge Community, who still retains ownership of both homesites.

**DEPARTMENTAL REVIEWS:**

None warranted

**STAFF RECOMMENDATIONS:**

Staff supports the Applicants’ request to complete this revision and exchange through the requested Lot Line Adjustment.