



STAFF MEMORANDUM

Date: November 18, 2023

To: Planning Board

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

Subject: Case #SD2023-05 Application for a Lot Line Adjustment to equally exchange 809 square feet of property for both Johanna Pike (Tax Map 22 Lot 95) & V. Haerinck Revocable Trust (Tax Map 22 Lot 95-1) for the two adjoining lots

BACKGROUND/PROPOSAL:

The Applicant, Johanna Pike (Tax Map 22, Lot 95) located at 39 Highland Ave., has filed a Lot Line Adjustment Application to partially exchange side and rear lot property that is subject to a Access Easement, with the adjoining property (Tax Map 22, Lot 95-1) owned by the V. Haerinck Rev. Trust, located at 2 Spring Street.

V. Haerinck, Jr., owner of the lot at 2 Spring Street has filed an authorization to file this Lot Line Adjustment Application; with Ms. Johanna Pike, acting as Applicant.

As stated, the lands to be exchanged are subject to an existing, recorded Access Easement. Both adjoining lots are corner lots. The proposal is to adjust the Haerinck Trust northern rear lot (as highlighted in green) by receiving 809 sq feet (.019 acre) of access easement property from the westerly adjoining lot owned Johnna Pike, in exchange for an equal 809 sq. feet from the 2 Spring Street property's (western) side lot (as highlighted in pink) to be conveyed to the Pike-owned property located at 39 Highland Street.

The existing Access Easement would be extinguished pending the approval of this Lot Line Adjustment.

Both lots' side or rear lot setbacks shall be increased by the approval of this Lot Line Adjustment. Presently, the garage for the home at 39 Highland Street is situated nearly on its rear lot line; whereas, wherein with the proposed plan the garage shall now have a 10.79 feet setback to the its revised rear lot line. Likewise, the home at 2 Spring Street (with the extinguishment of the Access Easement), shall now increase its rear lot depth by 9.17 feet

This Request is an equal property acreage exchange of only 809 square feet; 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 improve both corner lots' rear lot depths, with the vacation of the Access Easement, as described above.

DEPARTMENTAL REVIEWS:

None warranted

STAFF RECOMMENDATIONS:

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