



## **STAFF MEMORANDUM**

**Date:** September 13, 2023  
**To:** Planning Board  
**From:** Terrence Dolan, Community Development Director & Acting Town Planner  
**Subject:** Case #SD2023-03, Application for a Lot Line Adjustment (Hull & Jette). Map 52 Lot 82 (located at 706 NH Route 13S-Jette) for equal exchange of acreage to the adjoining Map 52 Lot 78, (located at 15 Berkely Place-Hull).

### **BACKGROUND/PROPOSAL:**

The applicants are seeking approval of a *Lot Line Adjustment* to provide for the equal exchange of .056-acre of property from each property. Properties are both located within the Residence “R” Zoning District.

There shall only a re-configuration of the two lots, based on the proposed shift of their common side lot line. No change of acreage total shall be realized for either lot as a result of this equitable exchange of the .56-acre (2,438 square feet).

The new request is a property acreage exchange, being requested through a 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:**

This equal *minor* property exchange shall not reduce the existing frontage of either home site; nor should total acreage for either lot change.

This proposal may be considered as a *corrective action*, as “Parcel B” (.056 acre) will now wholly place a stone wall area and a small (existing) off-site portion of the driveway of Lot 52-18 entirely on this lot. “Parcel A”, in the proposed property exchange, will now be dedicated to Lot 52-82, as compensation.

This proposal is being provided through mutual agreement of the two property owners.

### **DEPARTMENTAL REVIEWS:**

None warranted

### **STAFF RECOMMENDATIONS:**

Staff supports the Applicants’ request to exchange the minor acreage totals.