



STAFF REPORT

AGENDA ITEM #: 20-72
COUNCIL MTG OF: July 21, 2020
FROM: Dave Caron, Town Administrator
OFFERED BY: Planning Department
PREPARED BY: George Sioras, Planning Director
SUBJECT: Un-Merger of involuntary merged lots, Parcel ID 02063, 4 Carroll Circle

INTRODUCTION:

The Town has received a request, pursuant to RSA 674-39-aa, to unmerge Parcel 02063 back to its pre-merger status.

TOWN ADMINISTRATOR COMMENTS:

The Town Council is urged to enact Resolution 2020-034 as the petitioner has complied with all applicable statutes seeking un-merger of lots.

BACKGROUND:

Under the RSA, the owner of two or more lots involuntarily merged by the municipality prior to September 18, 2010, may apply to the governing body to request the lots be restored to their pre-merger status. The restoration of the lots shall not be deemed to cure any non-conformity with existing land use ordinances.

A review of the Assessing records shows that the two lots were involuntarily merged by the Assessor in the 1980s. The Assessing Office recommends the lots be restored. The existing lot will remain as Parcel 02063 with an address of 4 Carroll Circle. The restored lot, previously know as Parcel 02062, will have a new address of 3 Carroll Circle.

DISCUSSION:

The Town Administration has requested a review and recommendation by the Planning Board. Under the RSA, the lots are to be restored upon request. . The Planning Board unanimously approved to recommend to the Town Council the restoration of Paracel 02062, at their July 15, 2020, meeting.

FISCAL IMPACT:

Revenue will be generated from a future new single-family home and permit fees.

RECOMMENDED ACTION BY COUNCIL:

I MOVE THAT THE TOWN COUNCIL <adopt Resolution #2020-034 as follows ... *[Read the Resolution]*

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