



STAFF REPORT

AGENDA ITEM #: 21-152
COUNCIL MTG OF: December 14, 2021
FROM: Dave Caron, Town Administrator
OFFERED BY: Elizabeth Robidoux, Planning & Economic Development Assistant
PREPARED BY: Elizabeth Robidoux
SUBJECT: Restoration of Involuntarily Merged Lots, 27 Cove Drive

PURPOSE

To restore Parcel 58046, 29 Cove Drive back to its pre-merger status, pursuant to RSA 674:39-aa.

TOWN ADMINISTRATOR COMMENTS

State statute permits the owner to request revision to the pre-merger status. The Assessing and Planning Departments have reviewed and they have endorsed the restoration of Parcel 58046, 29 Cove Drive.

BACKGROUND

RSA 674:39-aa, allows a landowner to request the restoration of two or more lots that were involuntarily merged by the Town prior to September 18, 2010, back to their pre-merger status. The restoration of the lots shall not be deemed to cure any non-conformity with existing land use ordinances.

DISCUSSION

A review of the Assessing records shows Parcel 58047 (27 Cove Drive) and Parcel 58046 (29 Cove Drive) were involuntarily merged by the town. The 1959 subdivision plan (D-08280) notes lots #13, #14 and #18. Lots #13 and #18 at some point combined to create Parcel 58047. Town tax maps existing in the mid 1990s confirm this. The town prior to 2010, combined 29 and 27 Cove Drive. The Planning Board reviewed the request to restore the lots at its November 17, 2021 meeting and recommends Town Council approve the restoration of the two lots per the request of landowner, Lucretia Hamm. Meeting minutes and documents are attached.

FISCAL IMPACT

None expected. Revenue could be generated if development occurs on the restored lot.

RECOMMENDED ACTION BY COUNCIL

Staff recommends Town Council restore Parcel 05846 to its pre-merger status.

RECOMMENDED MOTION

Move to adopt Resolution 2021-083.

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