

Boundary Line Adjustments allowed by the Planning Board and not merged

Here are examples of Boundary Line Adjustments that came before the Planning Board and not merged per 9.1.1.

55 Belknap Point Road. File number 242-240-000-03-02P. The tax map numbers are 242-241-000 and 242-240-000. In the Planning Board meeting minutes of 9/15/2003 this adjustment was allowed even though the two lots were in common ownership and one was non-conforming. One lot was vacant and one lot had a house on it. A building permit was then issued for the vacant lot and a house was built. The land and the house were then conveyed.

44 and 48 Deer Run Lane Elegant Premiere Homes LLC File number 253-200.000-04-037P. These were two vacant lots in common ownership. One is just over an acre and one is under an acre. This file was presented to the Planning Board for a boundary line adjustment. However the application was withdrawn. If the merging ordinance was being enforced these two lots would have been merged immediately since one is 'non-conforming'. Today both these lots have houses on them and were sold by the owner. In addition you will see from John Ayers report these lots had steep slopes and lacked sufficient buildable area.

SECRETARY

TAX MAP 242, LOTS 240 & 241

BOUNDARY LINE
ADJUSTMENT

FOR

DAVID &
MICHELE PETERSON

55 & 65 BELKNAP POINT ROAD
BELKNAP CO. GILFORD, N.H.

SCALE: 1" = 40' AUGUST 28, 2003

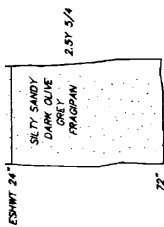
REVISED: OCTOBER 8, 2003, TEST PITS & MONUMENTS SET
DECEMBER 3, 2003, LOT SIZING & 4K AREA
DECEMBER 15, 2003, SETBACK LINES, NOTE #10, & LOT AREA INFORMATION
FEBRUARY 11, 2004, PARCEL A NOTE REFERENCE & STREET NUMBERS

OWNER OF RECORD

MAP 242, LOT 240
(#65 BELKNAP POINT ROAD)
DAVID & MICHELE PETERSON
55 BELKNAP POINT ROAD
GILFORD, NH 03249

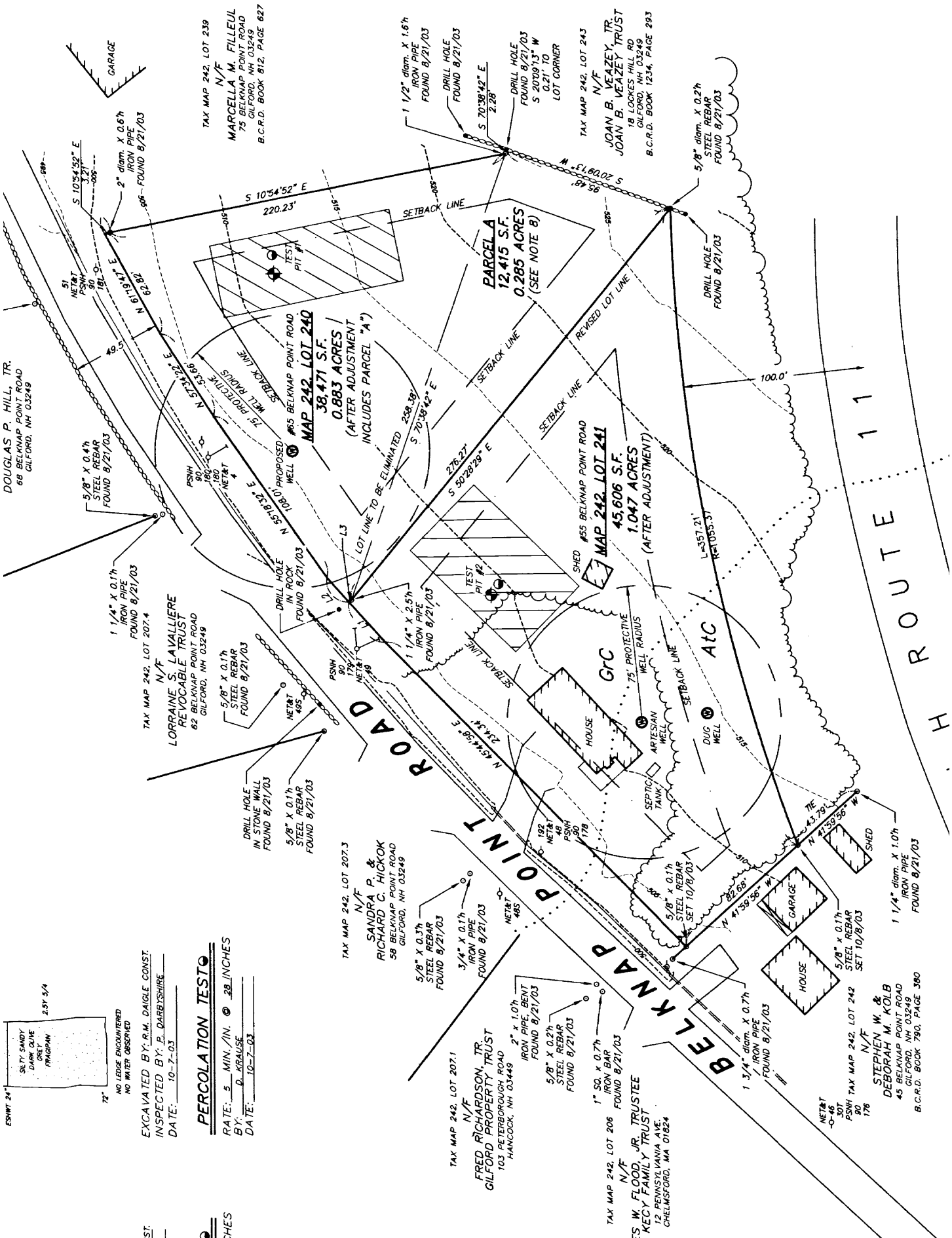
MAP 242, LOT 241
(#55 BELKNAP POINT ROAD)
DAVID PETERSON
MICHELE A. LEMIRE
55 BELKNAP POINT ROAD
GILFORD, NH 03249

Common
ownership Lemire
is maiden name



EXCAVATED BY: R.M. DAIGLE CONST.
 INSPECTED BY: P. DARBYSHIRE
 DATE: 10-7-03

PERCOLATION TEST
 RATE: 5 MIN./IN. @ 28 INCHES
 BY: D. KRAUSE
 DATE: 10-7-03



APPROVED
 GILFORD PROPERTY TRUST
 ON Sept. 11, 2003
 POLLY S. SAMPSON
 CHAIRMAN
 SECRETARY