

October 31, 2019 email from Craig Chase (Chase & Chase Surveyors & Septic Designers) to Bruce Johnson regarding the upcoming Coburn sketch plan review:

Hi Bruce,

Hopefully this will serve as a “conceptual narrative” to help explain the attached conceptual plan. I am copying others on this so they can comment if I am misrepresenting anything.

The Coburns et al wish to “resubdivide” and reconfigure their land.

Lot 2 (in red) was approved earlier this year. They would like to expand that lot adding in the 18.8 acres+/- shown in magenta, thereby eliminating the existing lot line shown in dark blue. The reconfigured Lot 2 would become 37.5 acres+/- after adjustment. A second access easement shown in cyan would be created to allow access to the lower portion of the property to avoid having to go through wetlands from the existing lot 2 to get to it.

Lot 3 in green with frontage on Daggett Road (285'+/-) would be created out of the existing Lot 1 which has the existing farm house. Lot 3 will be 13.3 acres+/- . Lot 1 will be reduced in size to 28.7 acres+/- .

As an aside the little yellow shaded area is a proposed easement from the Coburns to the Town. Currently the Town backs onto their property to turn around. This would solidify the Towns right to do so. It is no big deal right now but if the new Lot 3 were to be sold it would seem prudent to take care of this now. Also in that area the Sieven’s gain access to propane tanks at that corner of their property. We should discuss an easement to solidify that as well.

So the big question is access. Since the Sieven’s and Lot 2 currently share a common curb cut, what would need to happen to facilitate Lot 3 using the same curb cut? Thus the reason we would like to have an informal discussion before we go “all in” on surveying and mapping.

I hope my “color coding” helps. Feel free to shoot any preliminary questions my way. I am planning on attending the meeting for Clemons so I will present this to the board.

Craig