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VIA EMAIL

**To:** Jeff Gordon, M.D., Chairman, Planning & Zoning Commission

**cc:** David Deary, Property owner  
Normand Thibeault, Jr, P.E., Killingly Engineering Associates - representative  
Tyche Planning & Policy Group, Woodstock ZEO

**From:** Delia P. Fey, AICP Senior Regional Planner, NECCOG *DPF*

**Date:** June 12, 2023

**Re: 306-90-14M David Deary, 37 Town Farm Rd – lot line adjustment / subdivision modification** (involving lots: map 5128 block 24 lots 04-13 & 04-12)

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I reviewed the subdivision history in the minutes and related records. The subdivision “Hill Top owned by Robert E Larson & Mary P Larson” was approved on January 8, 1991, with conditions as shown in the attached minutes. None of the conditions pertain to either of the lots in the current proposed boundary modification.

Currently, the two lots that are the subject of this application, have been developed. The home on 33 Town Farm Rd was built in 1997 and the home on 37 Town Farm Rd was built in 1992. It is my understanding the applicant has submitted to NDDH for their B100a application and their decision is pending. The purpose of the review is to ensure the boundary line does not infringe upon the area of the septic system nor the reserve system for either house. This is the purview of NDDH not PZC.

This is the simplest kind of application we see, and in this case, it proposes to reduce the size of lot 04-12 by 0.82 acres and merges that area to lot 04-13, making it 10.355 acres. I have no objections and do not see any downsides to the boundary adjustment. The lots were already approved for a single-family home on each lot and will continue as they are; this application does not alter the use of either lot. Considering the lot sizes exceed the minimum lot size by far, I have no concerns regarding compliance with the regulations.