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VIA EMAIL

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

cc: Jose Andrade & Catherine Bocciarelli, Property owner
Matthew Maynard, P.E., Towne Engineering, Inc. - representative

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

Delia

Date: May 16, 2023

Re: #450-01-08M Muirfield Development LLC - subdivision modification for lots 2 & 3 proposed merger (map 5173 block 01 lots 06-2A & 06-3A)

I reviewed the subdivision history in the minutes and related records. The minutes and application records are confusing as to the application number and the conditions required in the approval. I have attached the minutes for November 15th and December 20, 2001 because as far as I can tell, these are the applicable minutes for this subdivision.

Currently the two lots that are the subject of this application, are vacant but are still valid and approved building lots. At the time of approval, they had NDDH approval, and with this proposal they are reducing the number of single family homes that can built therefore there should be no need for NDDH to review *at this time for this lot merger*. At the time the lots are proposed for development, they will need updated applications via the NDDH prior to application for zoning and building permits prior to construction.

Considering, this is the simplest kind of application we see, and reduces the lot yield, I have no objections and do not see any downsides to the merger. The lots were already approved for a single-family home on each lot, so what was originally 2 lots will be 1 lot and 1 home which presents less of an environmental concern. Considering this is a lot merger, I have no concerns regarding compliance with the regulations. Also, please note, nothing is proposed to change in regards to the conservation easement.