

Plan Review Memorandum

To: Chairman Wood and Raymond Planning Board Members
From: Glenn Coppelman, Consultant Circuit Rider Planner
Subject: Application for 10/15/20 Planning Board Meeting
Appl. #: 2020-009
Date: October 15, 2020

Application #2020-009: Lot Line Adjustment for 128 Chester Road

The applicant is proposing to convey 0.1 acres of land from Map 4, Lot 56 to Map 4, Lot 54. Lot 54 is an existing, non-conforming lot at 0.4 acres in size. After the Lot Line Adjustment, Lot 54 will be 0.5 acres, still undersized but larger than it is currently. Below are my comments on this proposal:

1. The Board should invoke Jurisdiction before acting on the plan.
2. The Applicant is requesting a Waiver from the requirement to provide a Locus map on the plan. It is my opinion that the Locus map serves a useful purpose to quickly locate the subject parcel(s) within the Town of Raymond and, thus, should not be waived.
3. The Licensed Land Surveyor's stamp must appear on the final mylar.
4. The plan shows boundary markers being set (on 9/8/2020) at new angles as well as along the Chester Road frontage. Although this is not a Subdivision, I believe the monument standards set forth in Article V, section 5.2Y of the Subdivision Regulations should apply since the Applicant is setting new bounds. Therefore, it is my recommendation that the markers on the Chester Road frontage should be 4"x4"x3' granite, not rebar as indicated on the plan.
5. Lot 54 is an existing, undersized lot. Even though the resulting lot will still be undersized, the proposal is allowable as Lot 54 will be larger than it is currently. Thus, Lot 54 will be less non-conforming than it was prior to the Lot Line Adjustment.