

**Town of Dunbarton**  
**Planning Board**

**Date: February 12, 2014**

**Status report for: Applicant/Owner:**

**William and Linda Morse, Revocable Trust**

**Property Tax/Lot #: D3-01-04 @ 111 Stark Highway South**

**Gen. Description:**

1. Proposed 2 lot subdivision on 26.4 acres (existing home lot and create one lot.)
2. The lot is in the Low Density Residential District; which requires 5ac minimum and 300 feet of road frontage.
3. Frontage is on Route 13, Stark Highway, maintained by the State DOT.
4. 1 lot at 7.48 acres with 300' frontage and the (2nd) lot at 18.91 acres with 175' frontage under "large lot" ordinance provisions.

**Record History:**

1. Owned by applicant since 1980.
2. Prior building permits include barn for storage and a 2-story workshop.
3. The barn is an existing home-use for a wood-working shop.
4. Application and plans were received on December 17, 2013. On January 15, 2014 the Board accepted the application as complete and deliberations followed. The hearing was continued until February 19<sup>th</sup>.
5. Board granted a waiver request on January 15, 2014, from the subdivision regulations, V.I.c, to allow an "off lot" access for a common drive to serve 2 lots.
6. Board can do a site walk as individuals.

**Comments:**

1. Minor administrative corrections are noted. (Including Note # 7 to correct the frontage requirement of "Large Lot" in our Zoning.)
2. All bounds to be set prior to filing/recording the approved plan.
3. Existing DOT Driveway to be renewed.
3. Applicant will be expecting final approval at hearing on February 19<sup>th</sup>.