



May 20, 2020

Chesterfield Planning Board
PO Box 175
Chesterfield, NH 03443

Re: Peter and Jill Ann Brady, Lot Line Adjustment

Dear Planning Board Members,

On behalf of Peter and Jill Ann Brady I am submitting an application for a lot line adjustment for property they own on Cobleigh Estates Road and Farr Road. The applicants own TMP 13B-A7, an 8.67-acre vacant tract with frontage on Cobleigh Estates Road, and the adjacent lot 13B-A-20, a 2.39-acre vacant tract of land with frontage on Farr Road. They are proposing to reduce the lot size of 13B-A-7 from 8.67 acres to 2.57 acres and increase the lot size of 13B-A-20 from 2.39 acres to 8.49 acres.

Both lots are in the Residential District. Lot 13B-A-20 conforms to all zone dimensional requirements. Lot 13B-A-7 is existing nonconforming due to lot frontage (170.82 feet where 200 feet is required) but conforms to all other zone dimensional requirements. No new nonconformities are created by the proposed lot line adjustment and no new lots are created.

Thank you for your consideration.

Sincerely,

James P. Phippard, agent