

**PROJECT DESCRIPTION – KEITH & TARA CARTER PROPERTY
39 HOBART HILL**

Background:

In July 2003 Keith & Tara Carter, Sean Jones and Erin Whitcomb (now Jones) purchased a vacant 115+/- acre parcel (120.78 acres by survey) located in Underhill and interest in a strip of land containing 1.13 acres in Westford leading from VT. Route 15 to the Underhill – Westford Town Line used as the Hobart Hill right of way.

In 2005 Carter and Jones subdivided the Underhill property creating Lot 1 with 60.41 acres (Carter) and Lot 2 with 60.37 acres (Jones) with a 50’ wide right of way from the Underhill – Westford Town Line through Lot 1 serving Lot 2; upon approval the subdivision survey was recorded as Slide 223A. The two lots were improved with single family residential dwellings and lands enrolled in the Current Use Program.

2019 Proposal:

The Applicants propose subdividing Lot 1 into two lots large enough to keep the bulk of the acreage enrolled in Current Use; no new construction is proposed at present time. The proposal qualifies as a “minor subdivision”.

Lot 1A having 28.05 acres with the existing residential dwelling, outbuildings, drilled well, mound septic area and pond. See Survey Note 13 for previous permits issued and recording information. The new subdivision line is located 740.7’ from the closest house foundation corner; exceeding 500’ Lot 1A meets the State Exemption Permit Rule and exempt from the State Wastewater and Potable Water Supply Rules. The acreage of the lot exceeds 27.0 acres; the acreage about the two acre house site will remain in the Current Use Program.

Lot 1B having 32.36 acres will be retained by deferral to be used as for a woodlot, recreation purposes and sugaring; no new construction is proposed at present time as the parcel currently has an extensive woods road network. The entire acreage will remain in the Current Use Program. This lot does not meet the minimum frontage requirement for the Zoning District.

Waiver Request:

The Applicants request consideration for a waiver to the frontage requirement as allowed under Section 3.7.3.a and Section 8.6.A.2.a. Hobart Hill is a shared drive serving the Jones Lot 2, with this proposed two lot subdivision there will be a total of three lots.