

Bedford Design Consultants Inc.

ENGINEERS AND SURVEYORS

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July 18, 2022

Town of Brookline, NH
Planning Department
C/O Michelle Decoteau, Planner
1 Main Street
PO Box 360
Brookline, NH 03033

RE: Lot Line Adjustment
38 Mason Road
Brookline, NH 03033 (Tax Map E Lots 90 & 90-1)

Waiver Request

Bedford Design Consultants, Inc. is seeking waivers from the following Sections of the Town of Brookline, NH Subdivision Regulations:

1. 4.6.04p – Wetlands for Lot E-90-1
2. 4.6.05d - Boundary survey for Lot E-90-1
3. 4.6.05k - Topography in 5-foot intervals for Lot E-90 & E-90-1

1. A waiver is requested from Section 4.6.04p of the Town of Brookline, NH Subdivision Regulations which requires wetland areas to be delineated. We request wetlands on Lot E-90-1 be waived.

Granting of this waiver would carry out the spirit and intent of the ordinance because the subject lot is already developed with a house and driveway. Wetlands have been delineated on the subject lot E-90 which is being reconfigured per the Lot Line Adjustment Plan.

2. A waiver is requested from Section 4.6.05d of the Town of Brookline, NH Subdivision Regulations which requires a boundary survey, showing property lines, dimensions and bearings and distances. We request a waiver for showing all the boundary, property lines, dimensions and bearings and distances for the entire Lot E-90-1.

Granting of this waiver would carry out the spirit and intent of the ordinance because the subject lot E-90 shows the property lines, dimensions and bearings and distances for the new lot configuration as required. No changes to the west of Lot E-90 are proposed that are not shown on the plan.

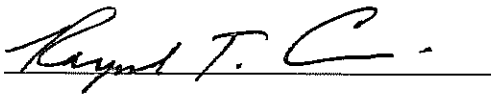
3. A waiver is requested from Section 4.6.06k of the Town of Brookline, NH Subdivision Regulations which requires existing and proposed contours be shown on the final plat at 5-foot intervals. We request that topo on Lot E-90 & E-90-1 be waived.

Granting of this waiver would carry out the spirit and intent of the ordinance because the subject lot is already developed with a house and driveway and the lot is merely being reconfigured from 12.007 acres to 15.351 acres with the Lot Line Adjustment Plan. The topography on Lot E-90 is unnecessary as it does not affect the existing house. Lot E-90 topography has no impact on the development of the lot as shown on the Lot Line Adjustment Plan.

If you have any questions regarding this request or the enclosed materials, please do not hesitate to contact me.

Sincerely,

Bedford Design Consultants, Inc.

A handwritten signature in black ink, appearing to read "Raymond T. Critch", is written over a horizontal line.

Raymond T. Critch, LLS
Project Manager