



From the Office of the Planning Board

To: Zoning Board of Appeals Secretary
From: Planning Board Secretary
Date: April 8, 2015
Subject: **Blackledge Farms 40B**

Subsequent to your request for the Planning Board to review the project known as Blackledge Farms for any comments and concerns, the Planning Board at its April 2, 2015 meeting observed the following:

The board would like you pay particular attention to the first house on the left as you enter the development. The board would like to see this house/lot removed as it is directly behind the house located at 243 Franklin St. The reason for our concern is that the proposed house looks to be only 10 from the rear property line of 243 Franklin St. The Board feels that the current resident on Franklin St. should be provided the same type of setbacks they would have from any other abutter that a required lot would provide. The current requirements is a 40,000 sq. ft. lot which would provide a 30 ft side buffer, and 40 foot rear buffer.

Additional the board has a safety concern with the one way in and one way out. Specifically, the issue with emergency vehicles being able to pass side by side on the roadway. Was there any consideration for a separation in the roadway up to the first intersection?

Please note the Board may have further questions, concerns and or comments regarding this project.

Thank you,

Terri Renaud