



Town of Farmington
Planning and Community Development Department
356 Main Street
Farmington, NH 03835

March 27, 2024

Milton Planning Board
55 Industrial Way
Milton, NH 03851

Re: Amended Subdivision Plan for the Town of Farmington

It has come to the attention of the Farmington Board of Selectmen that an amended subdivision plan must be approved by the Milton Planning Board to address an issue with a Farmington-owned property prior to any future sale. The parcel in question is Tax Map R61, Lot 48-1. This parcel was part of a subdivision in 1984 that split the parent parcel into six lots (see attachments). As referenced on the subdivision plan, Lot 6 was bisected by the municipal boundary between the Town of Farmington and the Town of Milton. For tax purposes, the parcel, in 1984, was labeled Lot 6 (Milton) and Lot 6A (Farmington); however, the intent was that any future conveyance would include both and that neither property should be construed as a separate lot. According to current tax maps, those parcels are now labeled as Tax Map 034, Lot 001 (Milton) and Tax Map R61, Lot 48-1.

Despite this condition, at some point, the Town of Milton sold Lot 6 separately using the municipal boundary as the metes and bounds, which essentially acted as a de facto subdivision and split the two lots. As a result, Lot 6A (Tax Map R61, Lot 48-1) is now a non-conforming, landlocked parcel with no frontage in Farmington. Additionally, it has created title issues for any future buyer.

To resolve this issue, we are requesting that the Milton Planning Board vote to revise the 1984 subdivision approval to remove the plan restriction that states Lot A can never be conveyed separately. Once this decision is recorded, we believe it will resolve all title issues and be satisfactory to move forward with a future sale of the property.

Respectively submitted by,

A handwritten signature in black ink that reads "Kyle Pimental".

-Kyle Pimental, Director of Planning and Community Development

TOWN OF MILTON
APPLICATION FOR MINOR SUBDIVISION

1. Name of Applicant (S): Town of Farmington, NH

Address of Applicant: 356 Main Street

Phone Number: 603-755-2208 Cell Number: _____

2. Name of Owner of Record: Town of Farmington

Address of Owner of Record: 356 Main Street

Phone Number of Owner of Record: 603-755-2208

3. Name of Surveyor: Randy R. Orvis

Address of Surveyor: _____

Phone Number of Surveyor: _____

4. Location of proposed Minor Subdivision:

Street: NH Route 153

Tax Map Number: 034 Lot Number: 001

Number of Total Acres in parcel: 5.92

5. Number of new lots to be created: 2 Acres in each: 3.50 & 2.42

6. Intended use (Check one): Residential Commercial Industrial

7. Attached List of names and addresses of abutters to be completed (page 2)
(Also show on plat)

8. Statement of intent: _____

This is not a new proposed subdivision. The purpose of this application is to amend the 1984 subdivision plan and remove the restriction that states Lot A can never be conveyed separately. See attached memo for more information.

9. Payment to the Town of Milton for the following:

Application Fees:

1. Application Fee	\$ <u>200.00</u> (to be waived)
2. Lot Creation Fee (\$100.00 per new lot)	\$ <u>-</u>
3. Abutters Notice: Contact Land Use office for current postage cost	\$ <u> </u>
4. Recording Fee (\$30.00 per drawing & \$18.00 per page written documents) (\$25.00 fee for LCHIP)	\$ <u>-</u>
5. Town Engineer review, if required (3 rd party engineering review)	\$ <u>-</u>

Total of all Application Fees \$

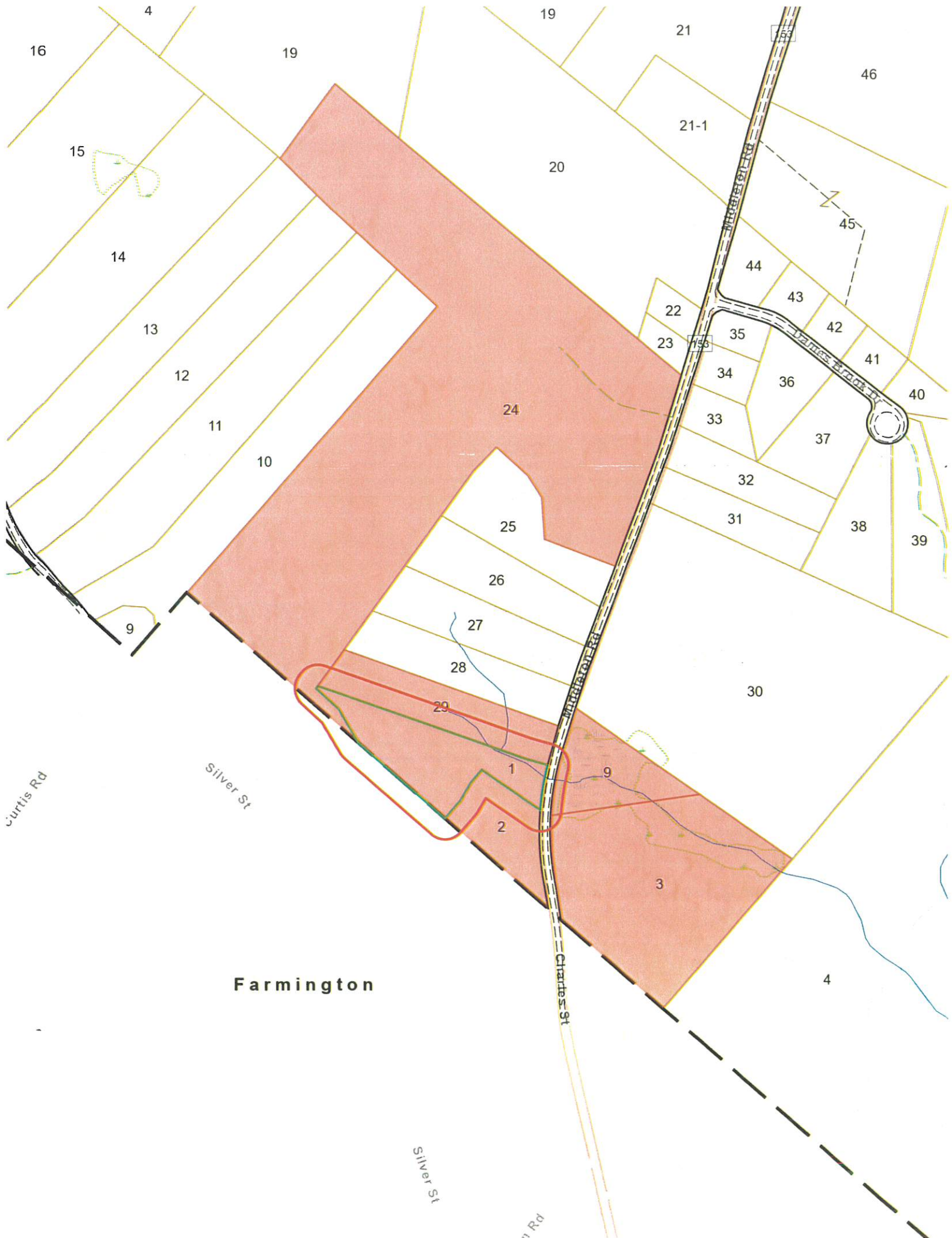
The applicant and/or owner certifies that this application is correctly completed with all required attachments and requirements ~~and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Milton in the approval process of this application shall be borne by the applicant and/or~~ KD

Owner: Kenneth Dickie, Town Administrator

“I hereby authorize the Milton Planning Board and its agents to access my land for the purpose of reviewing this plan or any other inspections deemed necessary by the board or its agents to ensure conformance of the site improvements with the approved plan and all Town of Milton ordinances and regulations.”

Signature of

Owner: Kenneth Dickie **Date:** 3/27/24



16 4 19 21 46

15

14

13

12

11

10

9

Silver St

Farmington

Silver St

19

20

24

25

26

27

28

29

1

2

3

Charles St

rd

21

21-1

22

23

35

34

33

32

31

29

1

9

30

4

44

43

42

41

40

37

38

39

45

55

75

46

Curtis Rd

Transfer Rd

James Street



100 feet Abutters List Report

Milton, NH
March 29, 2024

Subject Property:

Parcel Number: 000039-000001-000000
CAMA Number: 000039-000001-000000
Property Address: 23 MIDDLETON ROAD

Mailing Address: GENTILE, LAUREN GENTILE, MARK
PO BOX 1413
MILTON, NH 03851

Abutters:

Parcel Number: 000034-000024-000000
CAMA Number: 000034-000024-000000
Property Address: 103 MIDDLETON ROAD

Mailing Address: JOLLY, ROBERT L
71 PINE KNOLL DRIVE
FARMINGTON, NH 03835

Parcel Number: 000034-000029-000000
CAMA Number: 000034-000029-000000
Property Address: 31 MIDDLETON ROAD

Mailing Address: ROBINSON BONNIE
7 OLD FARM RD
KITTERY, ME 03904

Parcel Number: 000039-000002-000000
CAMA Number: 000039-000002-000000
Property Address: MIDDLETON ROAD

Mailing Address: MILTON TOWN OF
55 INDUSTRIAL WAY
MILTON, NH 03851

Parcel Number: 000039-000003-000000
CAMA Number: 000039-000003-000000
Property Address: 6 MIDDLETON ROAD

Mailing Address: ELLINGWOOD CLAUDE
6 MIDDLETON RD
MILTON, NH 03851

Parcel Number: 000039-000009-000000
CAMA Number: 000039-000009-000000
Property Address: MIDDLETON ROAD

Mailing Address: THERRIEN, DENNIS THERRIEN, KELLE
PO BOX 958
MILTON, NH 03851



www.cai-tech.com

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ELLINGWOOD CLAUDE
6 MIDDLETON RD
MILTON, NH 03851

GENTILE, LAUREN
GENTILE, MARK
PO BOX 1413
MILTON, NH 03851

JOLLY, ROBERT L
71 PINE KNOLL DRIVE
FARMINGTON, NH 03835

MILTON TOWN OF
55 INDUSTRIAL WAY
MILTON, NH 03851

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THERRIEN, KELLE
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