



September 13, 2012

Zoning Opinion

RE:
155 Depot Hill Road
Lot 436A

This site consists of two tracts of land with one map/lot number. Tract 1 is 43,197 square feet and Tract 2 is 21,506 square feet. Since these properties were owned by the same individual and had on one map/lot number, a question was raised as to the ability to build a home on each tract. A home did exist on Tract 2, but was torn down.

Based upon the history of this property, it has been determined that at one time, these two sites were owned separately. For taxing purposes, one lot number may have been assigned to the site. But at one point, they were two distinct parcels.

Therefore, based upon this history I conclude that these two properties are separate from each other, can be built on (assuming all water and sewer/septic utilities can be provided) and/or sold separately.

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Town Planner