
Re: Land purchase

1 message

Mark Avery <madplanboard@gmail.com>
To: Robert Cantwell <cantwellexcavating@yahoo.com>

Tue, Jul 14, 2020 at 9:43 AM

Hi Robert,

We have you on the agenda. The meeting starts at 7:00 pm at Town Hall. If you have anything from Mr. Towle showing how the land is being used now, it wouldn't hurt to have provide that for the meeting.

Thanks,
Mark

On Tue, Jul 14, 2020 at 5:26 AM Robert Cantwell <cantwellexcavating@yahoo.com> wrote:

Good morning Mark. That would be great if I could get on tomorrow nights agenda. I'm assuming it's at Townhall what time should I be there please?

Sent from my iPhone

On Jul 13, 2020, at 6:03 PM, Mark Avery <madplanboard@gmail.com> wrote:

Hi Robert,

The answer is probably yes. Generally continuing an existing use is not a problem. But there are some details to consider.

The lot is in the Residential Agricultural Zoning District. Generally only homes and farms are allowed in the district; however, non-conforming uses can be grandfathered. A non-conforming use can continue as long as it hasn't been discontinued for more than one year. Also, a non-conforming use may not be enlarged or changed without a Special Exception from the Zoning Board. Zoning Article XII, Section 1 lays this out. http://www.madburynh.org/Madbury/docs/Booklet_2017/pdfs/Part_4_Zoning_Ordinances_2017.pdf

I'm not positive of how that land is being used now and if it's active (i.e., no year break). Verification on that would be necessary to give you a definitive answer. If cc'd Eric Feigenbaum our Town Administrator. He may have the needed info on the lot's current use.

I'd also offer that you may want to come to the Planning Board to get the full board's read on this and not just my opinion. That would also allow you to get it in writing that you can use the land the way you propose. There's no formal application for this. If you'd like we have room on this Wednesday's agenda.

Hope that helps,

Mark

On Sun, Jul 12, 2020 at 1:44 PM Robert Cantwell <cantwellexcavating@yahoo.com> wrote:

Mark,

I am interested in purchasing the parcel of land on Old Stage Road, Tax map 3, lot 43. I plan to use property the same way John Towle has. I want to make sure that I will get permitted to continue using property this way. If you have any question or would like to discuss this with me please feel free to call or email

Thank you.

Robert J. Cantwell, Jr Cantwell Excavating, LLC Office: 207-698-1186 Cell: 603-834-0663