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**CITY COUNCIL MEETING**

**AGENDA ITEM III**



**CITY OF FRANKLIN  
COUNCIL AGENDA REPORT**

*September 12, 2016 City Council Meeting*

**From:** Richard Lewis, Director of Planning and Zoning

**Subject:** Request by Charles Valliere for the Restoration of Involuntarily Merged Lots

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**Potential Motions:**

I move that the Franklin City Council approve the restoration, per RSA 674:39-aa.II, of the three involuntarily merged tracts owned by Charles and Diane Valliere.

**Discussion:**

In January of 2013, The City Council adopted a policy regarding requests to re-store any involuntarily merged lots. This policy was a follow-up to a change in State Statutes intended to address the restoration of lots merged by a municipality for *“zoning, assessing, or taxation purposes without the consent of the owner”*.

For several months I have been working with Charles Valliere, who owns with his wife the lots on Webster Avenue and Lark Street, on the details on un-merging his collection of 3 tracts of land that were individually described in this deeds for the parcels 076-116-00 and 076-134-00. I am attaching a copy of a map showing the parcels per the current tax map. I am also attaching a copy of a Mortgage Loan Inspection Report plan that shows the configuration of the three tracts described in the deed. As you can see from the Mortgage plan, one tract is comprised of the two lots labeled as 4; the second tract is made up of the two lots labeled as 5; and the third smaller tract is labeled as lot 6.

I have reviewed the original 1921 subdivision plan, and subsequent boundary line survey plans, and of the plans confirm the layout of the three tracts of land. In my professional opinion, this request to un-merge these tracts into separate parcels should be approved.

**Alternatives:**

If the City Council determined that additional information was required, or that additional time was needed to come to a decision, this matter could be continued to the next City Council meeting.



# Valliere Lots Webster Ave. & Lark St

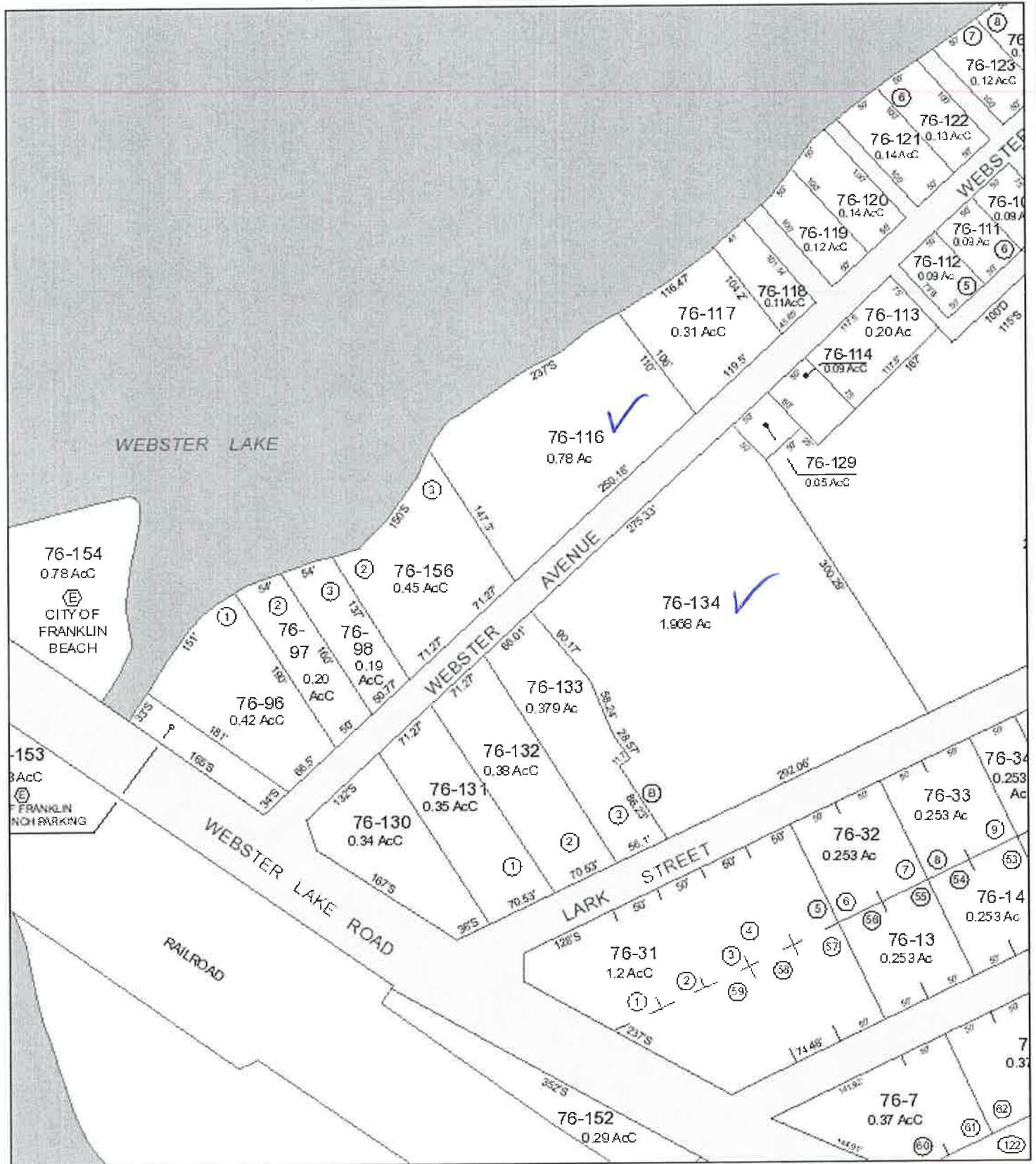
Franklin, NH



August 10, 2016

1 inch = 134 Feet

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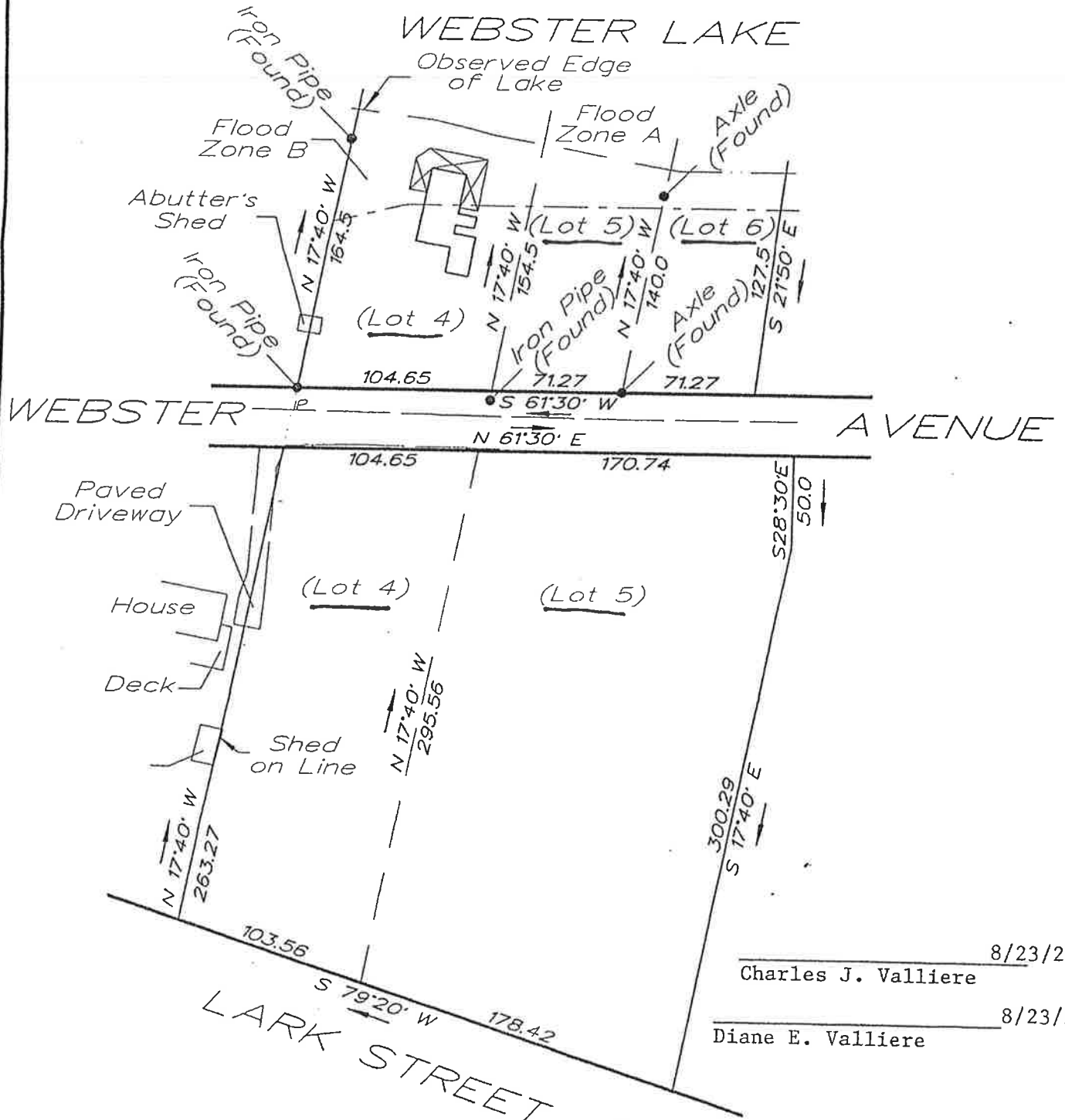


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

# MORTGAGE LOAN INSPECTION REPORT

34 WEBSTER AVENUE

FRANKLIN, NH.



8/23/2000  
Charles J. Valliere

8/23/2000  
Diane E. Valliere

Scale: 1" = 20'

1" = 20'



**DBT MORTGAGE SURVEYS, INC.**  
252 Daniel Plummer Road, Goffstown, NH 03045