

Tax Title Land Site Walk-through

3/29/23



1 Andrews Isle



Features:

1. Corner Lot
2. There is a slope towards neighbor at 20 Rockwood, but the road Andrew Isle slopes down from this corner lot.
3. This is a relatively flat lot with not a lot of rock shown in the majority of the site but some shown on the edge.
3. Zoning Study:
 - a. Residence District A.
 - b. the lot area is 0.46 acres = 20,037 sf, where 20,000 sf is required.
 - c. 120' frontage where 125' required (we would need waiver)
 - d. Required Front setback is 25', (we'd need that on Rockwood Rd. and Andrew Isle, we may need a waiver depending on design.)

This site has potential and we suggest moving ahead with a perk test.

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211 Hobart St.



Features:

1. There is a significant slope at the street edge but the majority of the lot is level.
2. There is a bog in the back left corner, which they need to observe a 50' setback. (see map)
3. This is a relatively flat lot with some rock shown along the left side.
4. Zoning Study:
 - a. Residence District B.
 - b. The lot area is 0.47 acres = 20,037 sf, where 30,000 sf is required. (a waiver is required)
 - c. 149' frontage where 150' required (a waiver is required)
 - d. Required Front setback is 35'

This site has potential and we suggest moving ahead with a perk test.

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10 Cedar St



Features:

1. Ledge
2. Zoning Study:
 - a. Residence District A.
 - b. the lot area is 0.82 acres = 35,719 sf, where 20,000 sf is required.
 - c. 107' frontage on Cedar St. and 151' on Williams St. where 125' required (a waiver may be required)
 - d. Required Front setback is 25' on both Cedar and Williams

Not suggested to move ahead at this time.

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0 Leavitt St.



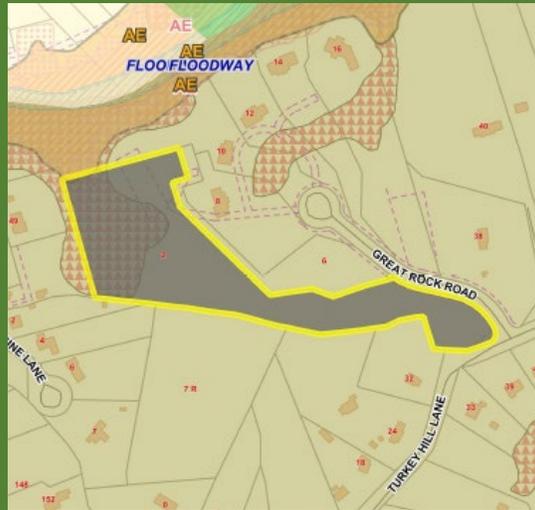
Features:

1. This property did not have any access from the road, the access is currently a paper street.
2. 3 or 4 flagged wet areas of standing water, could potentially be an issue with septic system.
3. Zoning Study:
 - a. Residence District C and Open Space
 - b. Lot area is 1.26 acres = 54,886 sf where 40,000 sf required
 - c. 120' frontage where 150' required (we would need waiver on frontage)

Not suggested to move ahead at this time.

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2 and 6 Great Rock Road



Features:

1. This property is very large and rather flat
2. Lot shape is odd and the back of the lots are in the wetlands, there are more opportunities if we combine the lots into one.
3. There are some stone walls on the site and many stones visible
4. There are some pools of standing water, which could potentially be an issue with a septic system.
5. Zoning Study **Lot #2:**
 - a. Residence District C
 - b. Lot area is 5.83 acres = 253,954.8 sf where 40,000 sf required
 - c. 377' frontage where 150' required**Lot #6**
 - a. Residence District C
 - b. Lot Area is 1.3 acres =56,628 sf where 40,000 sf required
 - c. 146' frontage where 150' required (this measurement was scaled off town plans, depending upon an actual survey, we may or may not need a waiver)

Not suggested to move ahead at this time.