



PLANNING BOARD
EAST KINGSTON, NEW HAMPSHIRE

NOTICE OF DECISION

**NANCY AGUSTONI
3 CASEY ROAD & 5 CASEY ROAD
EAST KINGSTON, NH 03827
MBL# 02-06-03 & MBL# 02-06-04**

On November 16, 2023, after a duly-noticed public meeting, and pursuant to RSA 674:39-a, the East Kingston Planning Board, by unanimous vote, approved with conditions the Voluntary Lot Merger application of Nancy Agustoni, in which the applicant requested to merge together, as one single lot, two parcels identified as Tax Map Block and Lot number 02-06-03 consisting of .10 acre located at 3 Casey Road and Tax Map Block and Lot number 02-06-04 consisting of .36 acre located at 5 Casey Road.

The conditions set forth in this approval are as follows:

- The mortgage holder (Wells Fargo) for 5 Casey Road shall provide a letter consenting to the merger. There is no mortgage on 3 Casey Road.
- The new lot as merged is still considered a non-conforming lot and would require variances for any future development that would not meet town setbacks and/or lot requirements. The lot merger only enhances the larger lot (5 Casey Road) and does not make the newly merged lot any more developable.
- The merger does not affect any existing rights-of-way as described in the 3 Casey Road deed (B5277 P0474) as is recorded at the Rockingham County Registry of Deeds.
- The new lot as merged shall be assigned the address of 5 Casey Road and assigned the Tax Map Block and Lot number 02-06-04.

RSA 677:15 states: Any persons aggrieved by any decision of the planning board concerning a plat or subdivision may present to the superior court a petition, duly verified, setting forth that such decision is illegal or unreasonable, in whole or in part, and specifying the grounds upon which the same is claimed to be illegal or unreasonable. Such petition shall be presented to the court within 30 days after the date upon which the board voted to approve or disapprove the application.

Josh Bath, Chair
East Kingston Planning Board

Date of Notice: November 17, 2023