

**From:** Noble, John E <JNoble@UNUM.COM>  
**Sent:** Monday, January 22, 2018 1:27 PM  
**To:** Amanda L. Lessard  
**Subject:** Private Roads

Hi Amanda,

I talked to Ben Smith last week and he suggested that I send you an email with regard to a comment that I have on the proposed amendment for private roads.

I am currently in the process of deeding my two adult children a house lot each. The land is located in a farm zone and as you know requires two hundred feet of frontage on a road. As I listened to the council last week, they were talking about the amendment to the current road requirements, and focused on 200 + 200 for a four hundred foot road.

I completely understand and support the need to stop the loop holes in creating subdivisions over the years. I have been working with Dustin Roma and have a road all approved to meet the town standards, but it got me to thinking about my situation. In order to have the two lots conform to the 2 acre requirement I need to build a 500 foot road. The land does not allow for two lots to be across from one another they need to be side by side and they are not perfectly square.

So I would conform to the intent of what the council is trying to achieve, but would need a road longer than 400 feet for the two lots. I was hoping this situation could be shared with the planning board as a consideration when they review the amendment language. I am sure I am not the only person present or future that may run into this situation.

Thank You.

*John Noble*