

Linda Moyer

From: Lanny Dennis <lannydplanning@gmail.com>
Sent: Monday, June 22, 2026 1:35 PM
To: Linda Moyer
Cc: darcy prentice; Jamey Prentice
Subject: Change of Draft Plan and conditions
Attachments: 230550 DRAFT PLAN OF SUBDIVISION - ROAD.pdf; ChangeofCondition.pdf

Hi Linda

Further to our email exchange please find attached a copy of the proposed revision to the location of the internal private road. There may be a marginal change to this location as construction progresses but there would be no material change to this location. I trust that is satisfactory. It's really no different than identifying on paper where the ROW is to go, then it's constructed, then surveyed which may be different than what was shown on paper. Historically this has been an acceptable practice.

The width is 21.49m, the same as the rest of the road. The revision is required because of the steep terrain. As is often the case until the detailed design and actual construction issues arise. Lot 6 is getting no smaller and in fact it is being enhanced as a result of this change. Moving the road will result in significant cost savings and an improved road alignment.

Secondly, with regard to the right of way for the lands to the west (Jamey Prentice) it was intended that this be granted during the previous severance. There is an existing driveway on this block that accesses this lot. It is illogical to have two driveway locations side by side should this not be granted. It is an existing entrance and presently used for access to his lot.

In order to effect the transfer it is requested that a condition be added to the draft plan conditions so that the lawyer can create the right of way as part of the declaration. I have attached the proposed wording noted in the pdf entitled Change of Condition.

Would you be kind enough to add this item to your June 24, 2026 agenda.

I am copying the owners so they can remit the \$300 Planning Board fee.

Respectfully submitted.

Lanny Dennis