

## **Planning & Zoning, Town of Chester**

May 11, 2020

Bryan Knudsen proposes to sell Paul & Dawn Radicchi a portion of his existing 4.89 acre parcel at 46 Deep Hollow Road. 2.75 acres was added to 46 Deep Hollow in 2009. Prior to that, 46 Deep Hollow was a 2.14 acre parcel with 50 feet of frontage (an owned strip) on Deep Hollow Road. This will be the first split of 46 Deep Hollow Road.

The proposed split will provide 46 Deep Hollow with 2.35 acres and 144.80 feet of road frontage. The proposed lot will consist of 2.54 acres with 228.07 feet of road frontage.

This is our first step as the Radicchi's look to build a (retirement) home on the 2.54 acre parcel. The new construction will comply with all setback requirements.

Our understanding is that we can proceed as proposed and no type of variance will be required for this property split. We look for the board's confirmation of this before we proceed any further.

Thank you kindly,

Bryan Knudsen

and

Paul Radicchi