

The proposed land division is the creation of a single 5.44 acre lot divided off of lot 7C on West Alna Rd, Alna ME for a private sale. The creation of a single lot would not ordinarily fall under the subdivision ordinance but because lot 7C and 7D were both owned by Gary Barker prior to lot 7C being sold to Daniel Wiener and Sarah Haven in October 2020, lot 7C and 7D were treated as one contiguous parcel under subdivision law. Thus, the sale of lot 7C in October 2020 counted as a division of land of which the state law allows only one every five years without approval of as subdivision. Because 5 years have not passed since the conveyance of lot 7C, any division of lot 7C within 5 years of the October 2020 sale requires approval under the subdivision ordinance for no other reason than the proper amount of time between divisions has not elapsed. Lot 7C and 7D have been separate, large parcels for at least the past decade and the need for this process is due to a legal technicality. Daniel Wiener and Sarah Haven ask the planning board to waive the irrelevant parts of subdivision ordinance and approve the creation of a 5.44 Acre lot divided from lot 7C.

The proposed lot has been surveyed and the plan drawn by the surveyor will be provided. It includes names of owners, lot numbers, boundaries, coordinates, and the location of the proposed lot on the town tax map. The title deed will also be provided as proof of ownership of the land.

Any sections of the subdivision ordinance concerning construction, utilities, vehicular access, infrastructure, waste disposal, storm water, etc, do not apply to this proposed lot. The only intent is to convey the 5.44 acre lot via private sale. This division does not involve any alteration of the landscape or involve any plans by the current owners for buildings or development of any kind. The proposed lot does not include any wetland or shoreland zone.