



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

Town Planner's Recommendation
56 Madbury Road – additional apartment
Wednesday, March 27, 2013

- I recommend the board accepted the application as complete, schedule a site visit, and schedule a public hearing for April 10

Please note the following:

- This requires a conditional use, as it is an expansion of a nonconforming use – multifamily in the Residence A zone, which does not permit multifamily (per Section 175-28 D).
- This was presented to the TRG on March 19. No prominent concerns were raised.
- The Deputy Fire Chief did a site walk with the applicant. Any conversion will need to meet fire requirements.
- No changes are proposed to the site except for interior modifications to the space to create an apartment, and a new enclosed exterior staircase. The applicant stated there is a fireplace in the space. He believes the former owner used the space for parties.
- Tom Johnson wrote a letter to the former owner, Rob Watson specifying the maximum number of permitted beds based on the zoning ordinance now – 1.5 per 300 square feet. That is our baseline for density under zoning (apart from the question of use that must be addressed as an expansion of a nonconforming use).
- I forwarded an email to the board from Eileen and Dork Sahagian of 4 Briarwood Lane in Durham, NH opposing the application.
- The zoning ordinance stipulates a minimum lot area per dwelling unit of 20,000 square feet, but the only multifamily uses allowed in the Residence A zone are senior housing.