



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 Recommendations
13 Longmarsh Road – 2 lot subdivision
Wednesday, March 13, 2013

VIII. Application for Subdivision and Conditional Use Permit. 13 Longmarsh Road. Two-lot subdivision and filling a portion of a wetland for a driveway. Kelly Cullen (applicant); Adam Fogg, Atlantic Survey (surveyor). Tax Map 15, Lot 23-0, Residence B Zoning District.

- I recommend the board accept the application as complete, set a public hearing for March 27, and schedule a site walk prior to March 27, if the board believes that a site walk is in order

Please note the following:

- I recommend the application be accepted as complete subject to receiving a variance/special exception (See below) that is being considered on March 12. I will let the board know at the meeting whether or not these are approved.
- The property zoned Residence B which requires 40,000 square feet per lot and 150 feet of frontage on a public street.
- A separate driveway for the new lot involves a wetland crossing. This requires a dredge and fill permit from NHDES and a conditional use from the Town.
- The Conservation Commission reviewed the application on February 21. Derek Sowers, a member of the commission conveyed this to me:

The Commission does not have any comments on the wetlands application and signed it and sent it to DES. With respect to the Conditional Use Permit criteria for projects that will impact Durham's Wetland Overlay District, the Commission found that the applicant's request to put an access driveway through wetlands was reasonable and met all four review criteria. We had two suggestions on the driveway:

- *Add straw bales in front of the proposed silt fence to better control sediment runoff from the construction area during the construction phase of the driveway*
 - *Minimize salt de-icer use on the driveway to minimize negative impacts on the adjacent wetlands.*
- This project is being heard by the Zoning Board of Adjustment on March 12 for the following:

Variance from article xii, section 175-54 and article xxiv, section 175-139 of the zoning ordinance to permit the potential location of a non-compliant septic system on the east side of the property as part of a two-lot subdivision.

Special exception from Article XXIV, Section 175-139 of the Zoning Ordinance to permit the potential location of a non-compliant septic system on the east side of the property as part of a two-lot subdivision.

- This application was reviewed by the Technical Review Group on February 5 and no particular concerns were raised.
- We will need confirmation that sight distance for the new driveway is acceptable.
- If all is in order we can shoot for final action on March 27. I will have a list of conditions for that meeting.