



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
Wednesday, February 12, 2014

VIII. **565 and 577 Bay Road. Boundary Line Adjustment for Wooden Nutmeg Farm Condominium and Firoze Katrak Rev. Trust.** Tax Map 20, Lots 3-2 and 7-2,
Recommended action: Accept as complete and set public hearing for February 26.

- I recommend acceptance and setting the public hearing for February 26

Please note the following:

- The plans look complicated but this is simply a boundary line adjustment, between 2 lots
- Colored drawings are enclosed showing the existing situation and the proposed situation, respectively.
- The existing lot layouts are quite gerrymandered as are the proposed lot layouts. I don't readily see a simpler way to lay out the new lots.
- The two existing lots are 2.54 acres. The two new lots will remain 2.54 acres.
- The frontage on Bay Road is swapped for the two lots in the boundary line adjustment. The frontage is nonconforming. Required frontage in the Residence C zone is 300 feet. Each lot has 50 feet of frontage. The frontage is being swapped for the two lots but since it remains the same no nonconformity is being increased.
- Lot 7-2 contains a single family residence
- Lot 3-2 contains a 2-unit condominium
- Access to each property is obtained via driveways contained in part on other properties. According to Bill Doucet, surveyor, there are adequate easements in place for access to each lot. Access is not obtained via the frontage that either lot has on Bay Road.
- Nothing is changing except for the lot configurations.
- The main result is that lot 7-2 will obtain significant water frontage where it has none now.
- According to Bill Doucet the impetus for the adjustment is to help market the condo units (I do not understand how this will result though since the length of frontage for lot 7-2 will decrease significantly).
- There were no particular concerns when this was discussed at the TRG on February 4.