



TOWN OF DURHAM
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NOTICE OF DECISION

Project Name: River's Edge Apartment
Project Description: Amendment to approved site plan and conditional use to expand a nonconforming use (residence, multi-unit) by merging dwelling units.
Address: 277 Main Street
Applicant: Ralph Pavone, c/o Rivers Edge LLC
Map and Lot: Map 9, Lot 8-2
Zoning: Office Research/Light Industry District
Date of approval: **June 24, 2015**

The Planning Board approved the application as submitted, including the amendment and conditional use, with the following terms and conditions:

- 1) The two pairs of 2-bedroom dwelling units (102/104 and 110/112) may be combined into two 4-bedroom dwelling units. This approval applies only to these specific units.
- 2) Prior to issuance of a building permit for these units, the applicant will need to demonstrate to the Building Official that the habitable floor area requirements per the Zoning Ordinance are met.
- 3) The Zoning Ordinance permits a maximum of 4 bedrooms in a dwelling unit. A variance (and likely another review by the Planning Board) would be needed should the applicant wish to incorporate more than 4 bedrooms into any unit.
- 4) All of the requirements specified for conditional uses in the Zoning Ordinance shall apply. This approval shall terminate if the authorized use has not begun by June 24, 2016 or as may be extended by the Planning Board.
- 5) The Planning Board has reviewed the applicant's statement and the criteria for a conditional use and determined that the criteria are met.