



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, October 14, 2015

XVI. Other Business:

A. **257 Newmarket Road – Underground Electric.** Request for modification and waiver to place electric utilities above ground due to ledge. Approved site plan for two multi-unit buildings. Chris Meyer, developer. Map 18, Lot 3-2.

➤ The request just came in so I have not yet inspected the site. If the request is approved it should be determined whether the entire line is above ground or only the front portion. I have draft conditions of approval below should the modification and waiver be approved.

Please note the following:

- See the enclosed material. I just sent the request to the staff. If I receive any more comments I will forward them on.
- Site plan. The site plan for the two new multi-unit buildings was approved by the Planning Board on February 25, 2015. The approval includes underground utilities so a modification is required.

Underground utilities. “All new utility piping and wiring shall be located underground.”

- Waiver. A waiver is also required because the old site plan regulations (under which this project was approved) require underground utilities, as follows:

9.01 Non-Municipal Utilities

- General Requirements - The applicant is responsible for all coordination with utility companies to assure that non-municipal utilities are installed in accordance with plans approved by the Board pursuant to these regulations.
- Design Standards - All utility facilities, including but not limited to electric power and telephone ***shall be located underground throughout the development.*** Whenever existing utility facilities are located above ground, they shall be removed and placed underground. Existing utilities which are located within public rights-of-way are exempted from this provision. The Board shall review and approve the location of all non-municipal utility lines.

- Blasting. The blasting protocol was included in the Notice of Decision for this site plan. If blasting is needed to place the electric underground, and if it would not otherwise be required, then it seems reasonable to allow for above ground electric. The site is not highly sensitive and there is existing above ground electric.
- Fire. John Powers, Deputy Fire Chief said: “The fire department will need to review the proposed changes to the site utilities to ensure they will not adversely affect emergency services access and operations.”
- Building Official. Tom Johnson, Building Official said: “This is not a single family neighborhood. This is single lot owner; with 3 separate multi-unit apartment buildings. We should see a plan with proposed pole locations and restrict the pole to electrical/cable/telephone services only. No area or site yard high wattage output lighting should be permitted on the poles that could impact the neighbors might be one restriction.”

Draft

NOTICE OF DECISION

Project Name: 257 Newmarket Road – allowance for above ground electric
Project Description: Site Plan for two new multi-dwelling buildings
Applicant: Chris Meyer and Edward Marquardt
Property Owner: Chris Meyer and Edward Marquardt
Engineer: Dennis Quintal
Surveyor: Roscoe Blaisdell
Map and Lot: Map 18, Lot 3-2
Zoning: Rural
Date of approval: **October 14, 2015**

The request is approved as submitted on October 8, 2015, subject to the following terms and changes:

- 1) Any new transformer must be screened with vegetation on all sides.
- 2) This approval is subject to review by the Fire Department to ensure that the above ground utilities will not adversely affect emergency services access and operations.
- 3) The new pole is restricted to electrical/cable/telephone services only. No area or site yard high wattage output lighting is permitted on the pole.
- 4) This approval is an amendment from the site plan approval for underground utilities and a waiver from the Site Plan Regulation requirement for underground utilities.

*If the request is to be approved. Also, we need to clarify whether the above ground utilities run to the new buildings or only for the front portion of the lot.