



TOWN OF DURHAM
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NOTICE OF DECISION

Project Name: 6 Ellison Lane - Conditional Use
Action Taken: APPROVAL
Project Description: Conditional use for installation of driveway and water and electric utilities within the 100 foot buffer in the Wetland Conservation Overlay District for a new single family house on a vacant lot.
Address: 6 Ellison Lane
Applicant: David Newhall, prospective lot buyer
Engineer: Joe Nichols and Chris Smith, Beals Associates
Property Owner: Russell Couture Revocable Trust
Map and Lot: Map 18, Lot 18-38
Zoning: Rural District
Date of approval: October 26, 2016

Planning Board approved the conditional use for the driveway and water and electric and utilities for the subject lot as follows:

- 1) Application. The application is approved based upon the information, documentation, and drawings presented in the application.
- 2) Conditions. All components of the application, as presented, apply to this approval, unless reasonable deemed irrelevant by the Town.
- 3) Driveway permit. A driveway permit will be needed from the Durham Department of Public Works.
- 4) Findings of fact. As part of this review and approval the Durham Planning Board finds the following:
 - a) The applicant submitted an application, supporting documents, and plans for the project;
 - b) The Planning Board held a site walk on October 6, 2016 and a public hearing on October 26, 2016.
 - c) Conditional Use. Driveways and utilities are allowed in the Wetland Conservation Overlay District by conditional use.

- d) Criteria. The Planning Board voted to approve the conditional use after a finding that the eight standard conditional use criteria and the four conditional use criteria in the Wetland Conservation Overlay District are met.
- e) Substantial records are maintained of the process and documentation submitted in the Planning Department. A record of documentation and a timeline of the project will be prepared as needed.
- f) The applicant received an approval from NHDES in August 2016 for the septic system.