



TOWN OF DURHAM
 8 NEWMARKET RD
 DURHAM, NH 03824-2898
 603/868-8064
 www.ci.durham.nh.us

RECEIVED
 Town of Durham
 NOV 23 2016

Planning, Assessing
 and Zoning

APPLICATION FOR CONDITIONAL USE PERMIT

This form and all required information per Durham's Zoning Ordinance (Article VII, Section 175-23(C) attached) must be filed at least 20 days before the meeting of the Planning Board with the Planning Staff in person or by mail.

#331.0 pd.
 1/23
 Check #
 2417

Property Location:

Street Address 250 Newmarket Rd
 Tax Map # 18 Lot # 3-1 Zone Rural

Owner(s):

Name Jason and Megan Lenk
 Mailing Address 12 Mathes Terrace, Durham
 Daytime Phone 603.868.1919 Fax _____

If another person or firm will represent this application to the Town, please complete the following (letter of authorization should be included):

Name _____
 Mailing Address NONE
 Daytime Phone _____ Fax _____

Abutters:

Attach a separate sheet listing by Map & Lot number, each owner's name, and mailing address of all abutters within **300 feet** of the property. The list of abutters must include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d).

Name & Address of Licensed Professionals (as applicable):

Engineer _____
 Land Surveyor NONE
 Architect _____
 Soil Scientist _____

Proposed Use: Permeable patio (permeable pavers)

**Please prepare and attach a written description of the proposal.
 Length should not exceed three pages.**

I certify that all information provided is, to the best of my knowledge true:

Owner's Signature: [Signature] Date 11/22/2016

JASON LENS
603.868.1919

11/22/2016

→ Description of Proposal 250 Newmarket Rd Patio

→ 8 General Conditional Use Criteria

→ 4 Criteria for Wetland & Shoreland Zones

We propose to install a 1200 square foot permeable paver patio adjacent to the western side of the house. The present condition is sparse grass, pine needles, and dirt. The area receives minimal sun. This is the only side of the house shielded from road noise and public view due to the elevated proximity to Rte 108. Currently, precipitation infiltrates the ground and disperses. The permeable design will preserve the present condition; water will infiltrate and disperse. The patio will allow us to get outdoors to enjoy the water views, without tracking mud and dirt back into the house.

1. Site suitability:

- **Adequate pedestrian access from the driveway & home interior (2 sliders and 1 porch door) exists.**
- **Water and electricity is in-place to serve the intended use, including exterior lighting and an outlet.**
- **The proposed site is level. Its permeable design solves environmental concerns over potential additional ground water.**

2. External impacts:

- The external impacts of the proposed use on abutting properties and the neighborhood **will be the same as presently exists**, with regard to traffic, noise, odors, and exterior lighting and glare.
- Additionally, the location and design of the structure will not have an adverse effect on the surrounding environment as **the anticipated activity is the same as the current activity.**

3. Character of the site development:

- The proposed layout and design of the site will be compatible with the established character of the neighborhood—**many houses along the Lamprey River have patios and porches.**

4. Character of the buildings and structures:

- Not applicable

5. Preservation of natural, cultural, historic, and scenic resources:

- The **permeable patio design** will not impact natural resources on the site such as adjacent wetlands, wildlife habitat, mature tree lines, or scenic views.

6. Impact on property values:

- The patio is expected to have **no effect on adjacent** property values.

7. Availability of Public Services & Facilities: Not Applicable

8. Fiscal impacts:

- It is anticipated that the **patio will not lower the assessed value** of the property.

The Planning Board shall approve a Conditional Use Permit for a use in the WCO District and SPO District only if it finds, with the advice of the Conservation Commission, that all of the following standards have been met in addition to the general standards for conditional uses and any performance standards for the particular use:

1. There is no alternative location on the parcel that is outside of the WCO District/SPO District that is feasible for the proposed use.

- The heavy use, proximity, and elevation of Rte 108 results in a lack of privacy and constant road noise that can be minimized by locating the proposed patio on the side of the house away from the road. The proposed location is adjacent to the kitchen and 2 sliding doors which make it an ideal place to gather to enjoy the outdoors. Additionally, the only current inside access to the 3-season porch is through the master bedroom. The proposed patio will make it possible for guests to access the porch from the house without tracking through mud and dirt, or the awkward access via the bedroom.

2. The amount of soil disturbance will be the minimum necessary for the construction and operation of the facilities as determined by the Planning Board;

- Yes- please see cross-section of proposed permeable design. The permeable design requires deeper excavation to allow infiltration, but does not require disturbance of a greater land area.
- Equipment and vehicles will enter and exit the excavation site from the Southern border of the proposed site, and will not access the site from the proposed Western border.

3. The location, design, construction, and maintenance of the facilities will minimize any detrimental impact on the wetland on the adjacent shoreland and waterbody as well as downstream waterbodies, and mitigation activities will be undertaken to counterbalance any adverse impacts;

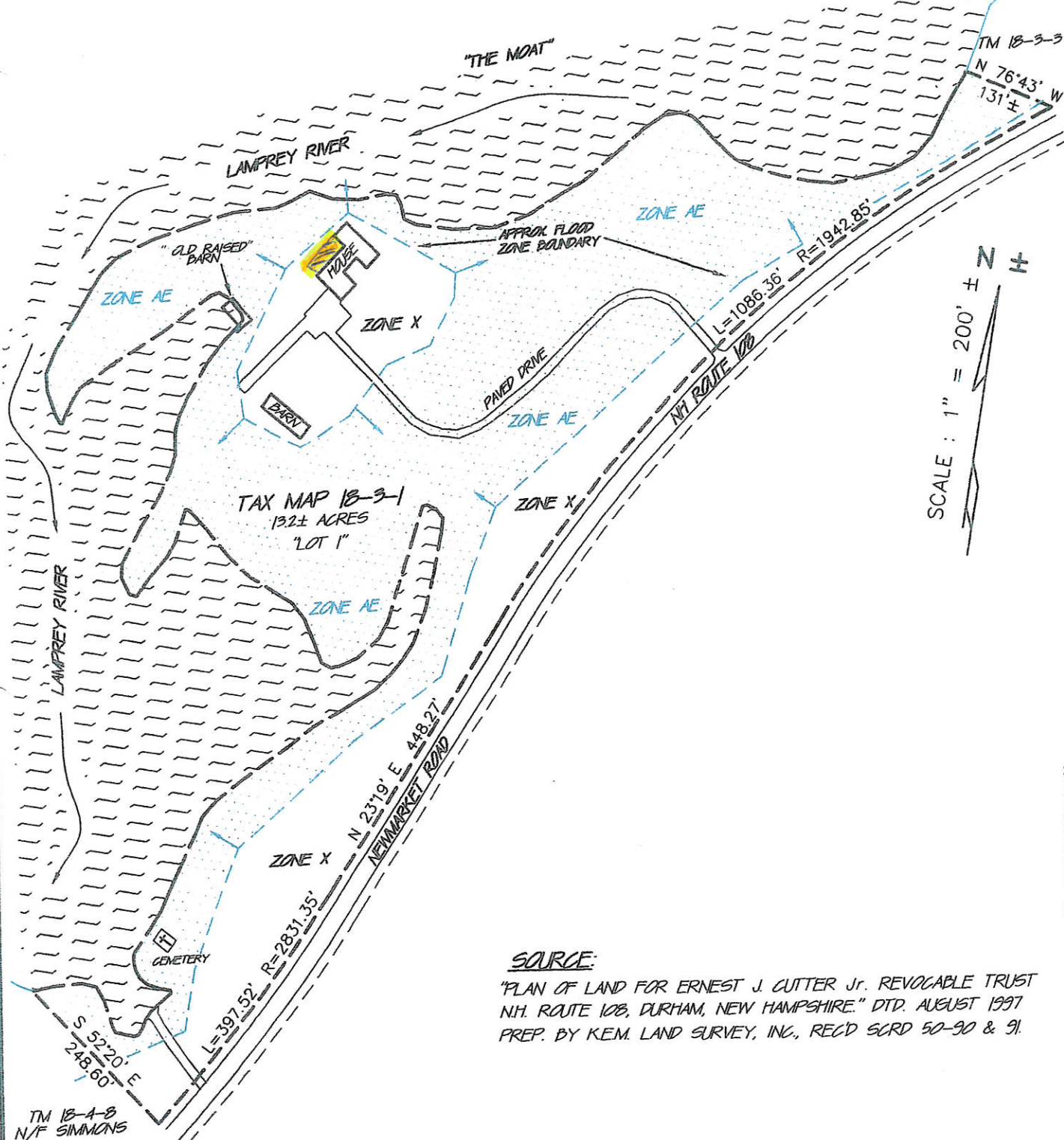
- The permeable design speaks to this concern.
- Construction will require a small excavator—a bobcat or similar. Large excavation equipment cannot navigate the space between the house and current mechanicals (air condensers).

4. Restoration activities will leave the site, as nearly as possible, in its existing condition and grade at the time of application for the Conditional Use Permit.

- Yes- ground cover adjacent to the proposed site will remain patchy grass and pine needles.
- No change in grade is in the design. Excavated material will be replaced primarily with stone, and topped with permeable pavers brought up to present grade.

Jan Carl 11/22/16

FOR MORTGAGE PURPOSES ONLY - NOT A BOUNDARY SURVEY



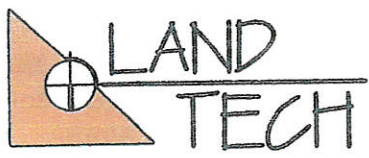
SOURCE:

"PLAN OF LAND FOR ERNEST J. CUTTER Jr. REVOCABLE TRUST N.H. ROUTE 108, DURHAM, NEW HAMPSHIRE." DTD. AUGUST 1997
PREP. BY KEM. LAND SURVEY, INC., REC'D SCRD 50-90 & 91.

published : 02 FEBRUARY 2012

FOR MORTGAGE PURPOSES ONLY - NOT A BOUNDARY SURVEY

PREPARED BY :



LAND TECHNICAL SERVICE CORP.
PO BOX 60 * 6 OLD ROUTE 28
OSSISPEE, NEW HAMPSHIRE 03864 - 0060
TEL: 603-533-4300

ATTACHMENT TO
MORTGAGE INSPECTION
JASON S. & MEGAN K.
LENK

250 NEWMARKET ROAD/NH ROUTE 108
DURHAM, NEW HAMPSHIRE 03824
FILE NUMBER : SCH1205

Building Percent 89

Good:

Replacement Cost

Less Depreciation: \$361,900

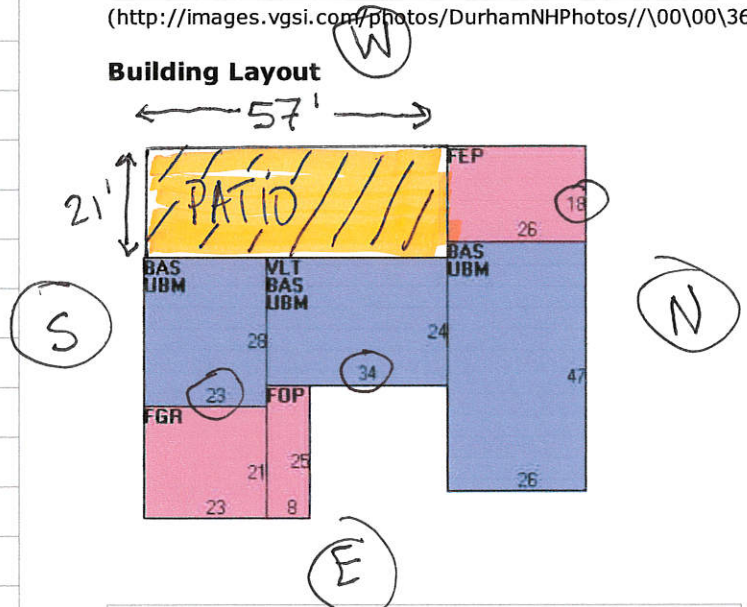
Building Photo

Building Photo

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Modern
Kitchen Style:	Modern

(<http://images.vgsi.com/photos/DurhamNHPhotos//\00\00\36\1>)

Building Layout

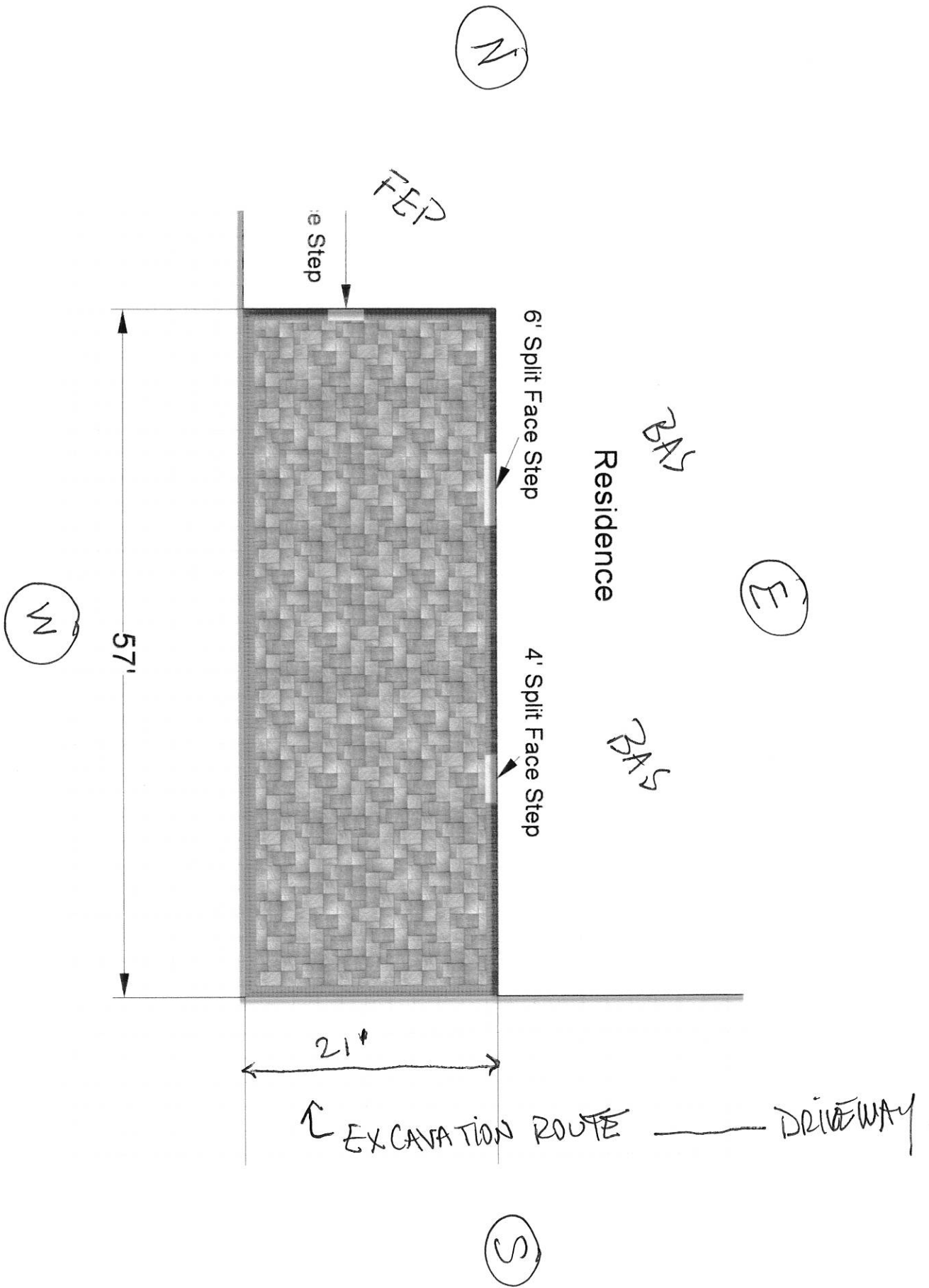


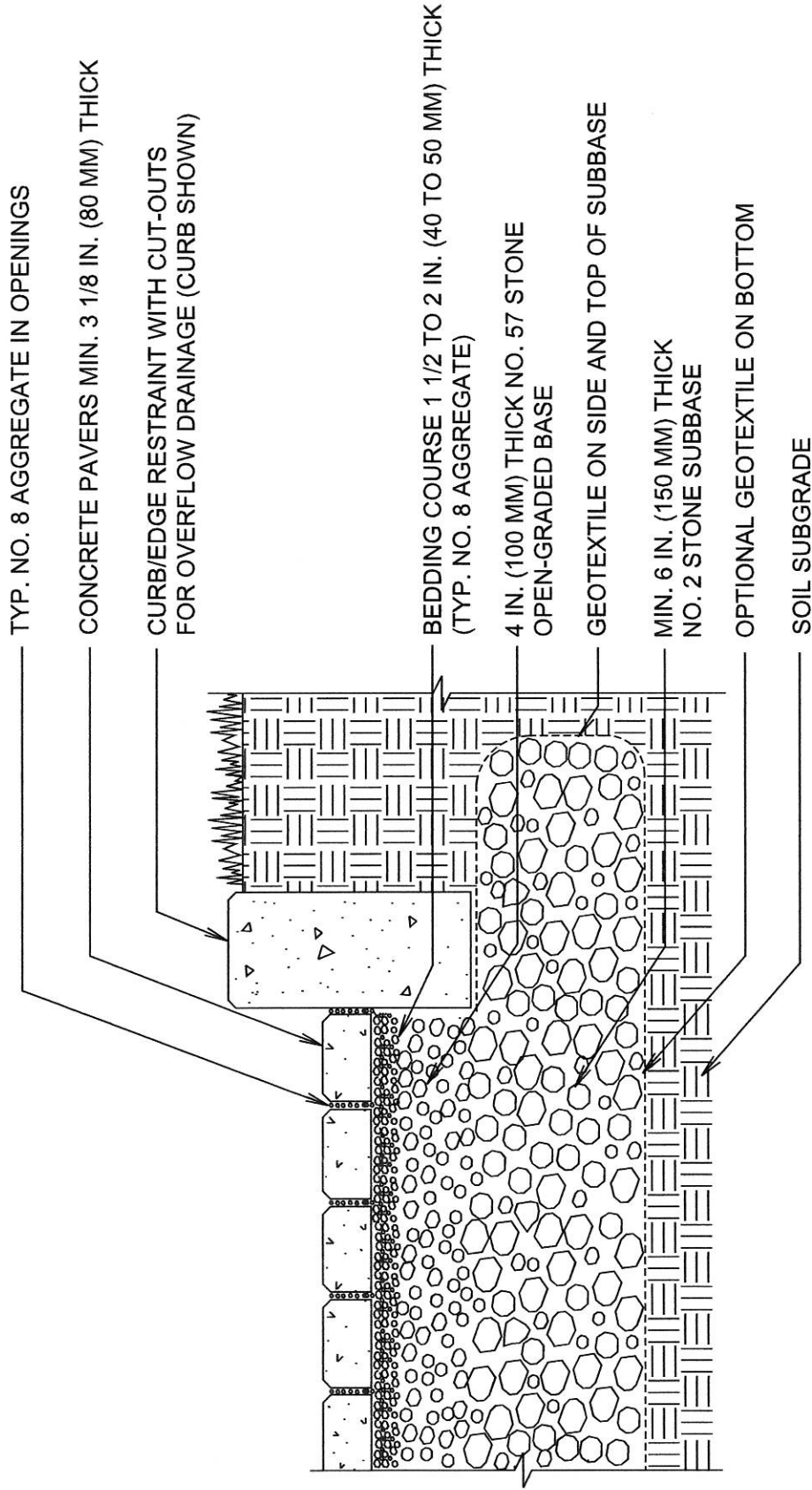
Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,682	2,682	
FEP	Porch, Enclosed, Finished	468	0	
FGR	Garage, Framed	483	0	
FOP	Porch, Open Framed	200	0	
UBM	Basement, Unfinished	2,682	0	
VLT	Vaulted Ceiling	816	0	
		7,331	2,682	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$2,600	1

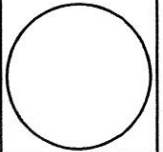
Land





NOTES:

1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.



PERMEABLE PAVEMENT WITH FULL EXFILTRATION TO SOIL SUBGRADE

DRAWING NO.

ICPI-68

SCALE

NO SCALE

TOWN OF DURHAM
15 NEWMARKET ROAD
DURHAM, NH 03824
S.C.R.P. FILE #X1054

SEE RIGHTS OF FLOWAGE AS DESCRIBED
IN DEED REFERENCED IN NOTES 5A & 9

FIRST FLOOR ELEVATION.....37.5'
HIGHEST ADJACENT GRADE...36.5'
LOWEST ADJACENT GRADE...35.2'

NOTE

56' SW CORNER OF FEP
TO REBAR

5/8" x 0.4'h
STEEL REBAR W/ CAP
SET 5/19/09

5/8" x 0.3'h
STEEL REBAR W/ CAP
SET 5/19/09

4483'+/- ALONG MEAN LOW WATER LINE
DESIGNATED WILD AND SCENIC RIVER

TIE LINE
N 39°57'19" E
484.35'

TIE LINE
N 65°11'18" E
510.45'

TIE LINE
N 58°34'48" W
522.37'

TIE LINE
N 30°35'25" E
618.34'

5/8" x 0.1'h
STEEL REBAR W/ CAP
SET 5/19/09

5/8" x 0.3'h
STEEL REBAR W/ CAP
SET 5/19/09

TIE LINE
N 79°32'40" E
518.78'

LIMIT OF 100-YEAR
FLOOD HAZARD AREA
ELEV. 32.9' NGVD 1929
SEE NOTE #7

PAVED DRIVEWAY

BARN

HOUSE

BARN

CELLAR DRAIN
L.P. TANK
UNDERGROUND

GENERATOR

TEL. PEDESTAL WELL

AIR CONDITIONER
PAD

APPROX. LEACH
FIELD LOCATION

DRAIN

PSNH
3
1004

PSNH
3
NET&T
3
100

NET&T
1102
PSNH
3
98

PSNH
5-3-3
NET&T
1097

NET&T
1098
PSNH
102

NET&T
1099
NHG&E
5-3-101

BELL ATLANTIC
1103

PSNH
3
96
NET&T
104

NET&T
112
105
NHG&E
5-3-95

5/8" x 0.4'h
STEEL REBAR W/ CAP
SET 5/19/09

L=1068.02'
R=1942.85'

DRY HYDRANT

NET&T
1106
NHG&E
5-3-94

FIELD

1094
NET&T
3
106

NET&T
1095
NHG&E
5-3-105

3
107
NET&T
1093

GGINS
#6

TERY
SITE #5B

UG
ELL

1.52'
1.35'

9.

10.