



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, September 13, 2017

- VII. **8 Ryan Way – 2-lot Subdivision.** Proposed subdivision to re-establish 2 lots that were combined by the owner. Tracey Thompson McGonagle, property owner. Jason Pohopek, surveyor. Map 6, Lot 2-12. Residence B District.
- I recommend that the Planning Board: 1) accept the application as complete (See note below), 2) schedule a site walk, and 3) set a public hearing for September 27.

Please note the following:

- **Application.** This application is for a 2-lot subdivision (creating 1 new lot) of a lot at the corner of Ryan Way and Orchard Drive. The request is to re-establish 2 separate lots which existing earlier but were combined by the owner. Once a lot is combined by an owner, a regular subdivision review is required in order to re-subdivide the lot. There is a house on the lot now.
- **Zoning.** The property is zoned Residence B. Both proposed lots meet the zoning dimensional standards. There is a small outbuilding on the parent lot (with the existing house) that slightly encroaches into the side setback (by ½ foot) but I do not believe it appropriate to require any remedy as part of this subdivision.
- **Staff review.** I am sending the information to the Technical Review Group for review but will not present this at a TRG meeting nor ask for signoffs unless any staff members have concerns.
- **Completeness.** I am waiting for word from the surveyor on a few outstanding items, notably information related to a septic system. I will update the board shortly.
- **Septic system.** We need additional information from the surveyor about the soils, soil test pit information, and percolation tests. There is Town water available to the site. The applicant will need state approval for the subdivision, which will most likely meet requirements for lot size and soil type.
- **Triangular lot.** The proposed new (vacant) lot is largely triangular in shape. Nonetheless, there appears to be sufficient land for a house.
- **Corner monuments.** Clarification is needed on some of the corner monuments.

See the tax map, aerial photo, and a photo of the existing house, on the next page.

