

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

Town Planner's Project Review
Wednesday, September 27, 2017

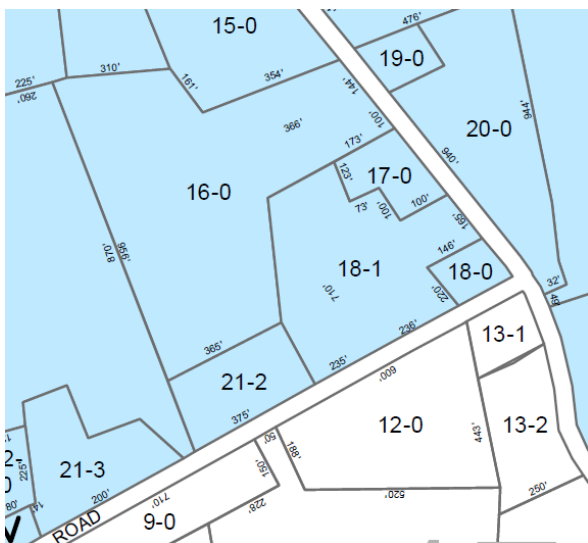
- IX. **Packers Falls Road – Wiswall Road Subdivision.** 2-lot porkchop subdivision of Map 14, Lot 16 and boundary line adjustment between Map 14, Lot 16 and Map 14, Lot 18-1. Vince Todd, owner of Lot 16. Cheryl St. Onge, owner of Lot 18-1. Corey Colwell, surveyor, TF Moran. Rural District.
- I recommend acceptance as complete, setting a site walk, and setting the public hearing for October 11.

Please note the following:

- 1) **Project.** This project contains two separate applications, one for a boundary line adjustment and one for a 2-lot subdivision. The purpose of the boundary line adjustment is to provide additional frontage for Lot 16 to allow for a porkchop subdivision.
- 2) **Porkchop subdivision.** The zoning ordinance allows for a “porkchop subdivision” per Section 175-57. The purpose is to allow for the subdivision of relatively large lots where there is not sufficient frontage. The applicant’s proposal meets the requirements for a porkchop subdivision.
- 3) **Completeness.** The application is complete.
- 4) **Technical Review Group.** I forwarded the application to the TRG and will let the board know of any comments that I receive. I do not plan to present the project at a TRG meeting given the fairly simple nature of the application.
- 5) **Conservation Subdivisions.** As a two-lot subdivision this application is exempt from the conservation subdivision ordinance.
- 6) **State approval.** NHDES approval will be needed for each new lot.
- 7) **Utilities.** Town water and sewer are not available at this location.
- 8) **Leach field.** The application complies with the requirements of the Town’s septic system requirements (Article XXIV).
- 9) **Electric line.** It should be clarified where the electric to serve the new lot will run. An easement will be needed to cross Lot 1.

- 10) Shared driveway. It should be clarified which driveway will be used for each lot. There is some flexibility as I believe the “common driveway” requirement referred to in the porkchop subdivision is met in this situation simply with the shared entry off Packer’s Falls Road.
- 11) Driveway location. The proposed driveway is close to the adjacent lot 17-0. There is no regulation against this but the Planning Board could specify it be relocated. However, the owner of the adjacent lot 17-0, Michael Hookailo, sent me an email that he has not objection to the location.
- 12) Driveway easement. The width of the driveway easement should be shown on the plans along with the location of the actual driveway. A written easement should also be submitted as precedent condition. Section 9.03 of the Subdivision Regulations specifies a 30 foot wide easement. The applicant proposes a 20 foot wide easement which should be adequate so I recommend a waiver be granted.
- 13) Encroachments. As noted on the plans, several fence encroachments will be removed from the new lot. These should be physically removed as a precedent condition (prior to certification and recording of the plat). There is a barbed wire fence also at the southerly end of the new lot but presumably this is an encroachment from another lot (Lot 21-2).
- 14) Address. The address will be determined for the new lot. It should be clarified where the address will be posted. An easement may be needed if it will be on Lot 1.
- 15) Trash. It should be clarified how trash for the new lot will be handled. Presumably, it will be placed on Packers Falls Road. An easement may be needed if it would be on lot 1.
- 16) Energy checklist. We should include a condition on an approval that the new lot owner meet with the Building Official to discuss the energy checklist, but that compliance with the items on the checklist is encouraged only.

See the aerial photo and house photos on the next pages.



House on Lot 16 at upper left, house on Lot 18-1 in green in the middle, and house on adjacent lot 17 next to “Packers Falls Rd,”



House on Lot 16



House on Lot 18-1

