



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, January 10, 2018

VIII. **Public Hearing - 14 Oyster River Road.** Conditional use for landscaping and site work for single-family residence within the Shoreland Protection Overlay District. Applicant – Elizabeth and William Stine. Owner – David Robert Ransome. Landscape Architect – Terrence Parker, Terra Firma Landscape Architecture. Map 6, Lot 4-28. Residence A District.

- I recommend approval as stated below. As a conditional use this will require an affirmative vote of five members. I believe that all of the conditional use requirements are met. This recommendation is subject to change should any pertinent issues arise at the site walk to be held at 3:00 pm on January 10 or the public hearing.

Draft

NOTICE OF DECISION

Project Name: Conditional use for landscaping and site work in the Shoreland Protection Overlay District
Action Taken: Approval
Address: 14 Oyster River Road
Applicant: Elizabeth and William Stine
Landscape Architect: Terrence Parker, Terra Firma Landscape Architecture
Property Owner: David Robert Ransome
Map and Lot: Map 6, Lot 4-28
Zoning: Residence A
Date of approval: January 10, 2018

The conditional use was approved by the Durham Planning Board on January 10, 2018 with the following terms and conditions.

- 1) The project is approved as submitted in the application materials, provided that the stone terrace allow for percolation between the pavers. This approval includes allowance for future paving in front of the house as depicted should the applicant wish to proceed with the paving at any time.
- 2) All appropriate erosion control measures shall be implemented as determined by the landscape architect overseeing the project.

- 3) The applicant shall coordinate with the Building Official should any local permit be required (No permit is required through NHDES).

Findings of fact: All of the proposed activity is variously allowed either without any review, as permitted uses subject to consideration of three criteria, and as conditional uses. This approval covers all of the proposed activity. The Planning Board determined that all of the criteria have been met, including the eight general conditional use criteria. The project is not subject to site plan review since the affected property is a single family residence. The Conservation Commission reviewed the project and provided favorable comments. The Planning Board held a site walk on January 10, 2018. The Planning Board held a public hearing on January 10, 2018.