

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

<u>Town Planner's Project Review</u> Wednesday, December 13, 2017

- IX. <u>14 Oyster River Road</u>. 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 Firm Landscape Architecture. Map 6, Lot 4-28. Residence A District. <u>Recommended action</u>: Setting a site walk and scheduling the public hearing for January 10.
- ➢ I recommend that the Planning Board set a public hearing for January 10 and schedule a site walk.

Please note the following:

<u>Project</u>. See the tax map at the bottom which shows the subject lot and the photos below. The house is set back from Oyster River Road and not very visible from the road. The building configuration has changed from the layout shown on the plat/site plan that prepared by David Vincent from 2013, so review this plan only for general orientation. Please direction your attention to the landscaping plan which I believe shows the house correctly. North is on the right side of the map.

<u>Conditional use</u>. A conditional use is needed for the work that will be located within the Shoreland Protection Overlay District. Landscaping and site work is proposed on all four sides of the house. The overlay district extends 250 feet from the Oyster River and all of the proposed activity shown on the landscaping plan is situated within this area. See the lines on the plan marking the 125 foot and 150 foot setbacks and buffers from the river.

<u>Criteria</u>. The applicant is submitting responses to the eight general conditional use criteria and the four conditional use criteria along with a plan for erosion control.

<u>Proposed work</u>. The elaborate project involves placing crushed stone, placing stone slabs, building a stone terrace, placing stone water bars and erosion control, installing stone walls, planting lawns (See below), adding landscaped areas, paving a small section of driveway in the future, adding a wood deck, adding exterior furniture, and other related details. All of the activity is allowed in the overlay district variously as permitted uses subject to certain conditions (without any board review), uses allowed by the Planning Board with a recommendation from the Conservation Commission subject to certain conditions, and uses allowed by conditional use. There is overlap among the different categories so I recommend that the Planning Board simply review (and approve

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if appropriate) the proposed plan in total as presented (with or without changes and conditions).

<u>Woodland Buffer</u>. It appears that the plan is consistent with the requirements for a natural woodland buffer as specified in the overlay district, given the existing conditions of the site. The proposed work all occurs on the flat area above the steep slope. The plan refers to lawn areas but the applicant informed me they intend to use a natural ground cover rather than grass. The applicant should provide information on what type of cover is proposed. The overlay district does not allow the use of pesticides, herbicides, and fertilizers which would not be needed with a natural ground cover.

<u>Conservation Commission</u>. The conditional use requires comments from the Conservation Commission. The applicant has been in contact with Rob Sullivan, chair of the commission about presenting at the December 14 meeting.

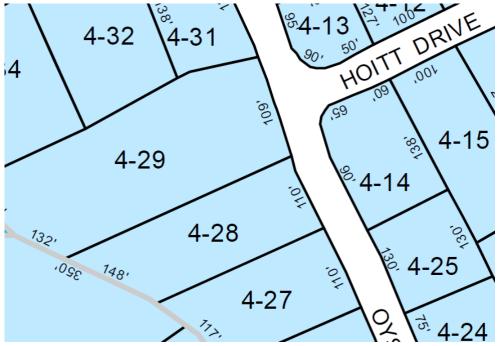
Site walk. A site walk would be very helpful to understand the project.

<u>Technical Review Group</u>. Since this project affects only a single family house and only affects a few departments I have not brought the project to a meeting of the TRG, but I did forward the information. If I receive comments from any members of the TRG I will forward them.

<u>Landscape architect</u>. The property owner explains the project effectively. I don't think that the landscape architect needs to attend the meetings though I have suggested that he attend the site walk. If board members think that he should also attend the January 10 meeting please let me know.

<u>Landscaping plan</u>. Based on the information that I have now, I do not see any significant concerns. I recommend that the stone terrace allow for percolation between pavers.

Lot 4-28.



Front of house. Some landscaping planned



View toward river



Rear of house. Stone terrace to be installed



Easterly side. Ditch to be laid with rip rap

