



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

- IX. **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 Firm Landscape Architecture. Map 6, Lot 4-28. Residence A District. Recommended action: 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:

Project. 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 direct your attention to the landscaping plan which I believe shows the house correctly. North is on the right side of the map.

Conditional use. 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.

Criteria. 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.

Proposed work. 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

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

