



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, February 28, 2018

- VIII. **9 Ambler Way – deck.** Review of permitted use to build a deck, less than 200 square feet in size, within the Wetland Conservation Overlay District under Section 175-60. B.7. of the Zoning Ordinance. Jonathan Vogel and Rory Trahan, property owners. Adam Fogg, Atlantic Survey, Surveyor. Map 10, Lot 6-17. Residence B District.
- I recommend that the Planning Board discuss the project, schedule a site walk, and continue the review to March 14.

Please note the following:

- 1) **Project.** The project is to build a deck at the second floor level of an existing single family house. The deck would be situated 15 feet +/- from a wetland. The wetland buffer in the Wetland Conservation Overlay District is 75 feet.
- 2) **Documentation.** The application includes the application form, a plot plan, and a sheet with several renderings.
- 3) **Permitted use.** A deck of less than 200 square feet is permitted in the WCOD as follows:

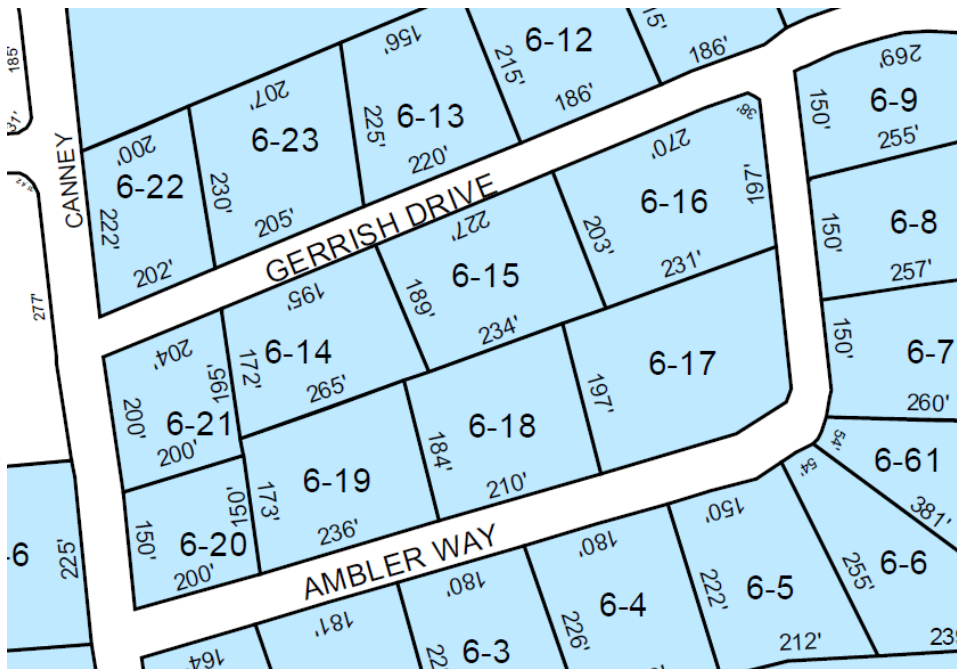
175-60 Permitted Uses.

...B. The following uses or activities, including any necessary grading, shall be permitted in the WCOD if they are permitted in the underlying zoning district provided that the Zoning Administrator issues a permit for the activity after the Planning Board, with the advice of the Conservation Commission, determines that: a.) appropriate erosion control measures will be used, b.) any disturbed area will be restored, and c.) the activity will be conducted in a manner that minimizes any impact on the wetland:

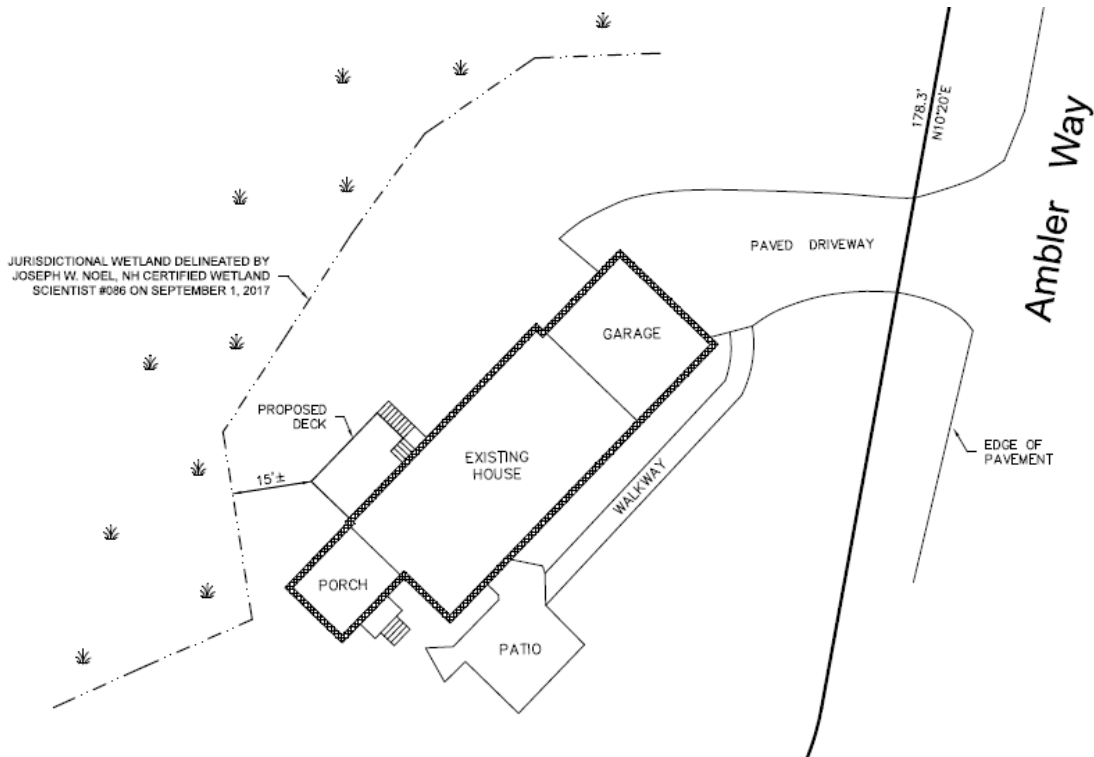
...7. Decks with an area of less than two hundred square feet provided that they are raised above the ground in such a manner as to permit the natural flow of any surface water;

- 4) **Process.** The process for a permitted use in the WCOD is simpler than that for a conditional use. There are no fees, notices, nor public hearings involved. The only criteria are a), b), and c), above. The project will be presented to the Conservation Commission on March 8. There is no review by the state for this project.
- 5) **Criteria.** The applicant addresses the criteria on the plot plan in item 3. under Notes. For a project of this size I think the simple responses are adequate but if the board thinks that more information is needed it can advise the applicant, perhaps after the site walk.

- 6) Site walk. I recommend the board schedule a site walk unless members think it unnecessary due to the nature of this application.
- 7) Location. This is Lot 6-17 below.



- 8) Layout. The proposed layout is shown here:



9) Wetland. View of wetland behind the house.



10) Rear of house.

