



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, April 25, 2018

IX. **Public Hearing - 100 Mill Road – Conditional Use for Driveway.** Proposal to install driveway and utilities within the Wetland Conservation Overlay District for a new single family house. Linda Stoxen and Louis Tisa, property owners. Chris Berry, surveyor/agent. Map 13, Lot 15-3. RB District.

- I recommend approval as stated below subject to a satisfactory site walk and inclusion of any additional conditions which might arise from the site walk and public hearing.

The Conservation Commission voted to recommend approval based on the four specific criteria, with no conditions, at its meeting on April 12.

Draft

NOTICE OF DECISION

Project Name: 100 Mill Road – conditional use for driveway and utilities
Action Taken: APPROVAL
Project Description: Driveway and utilities to be located within 75 feet of wetland buffer
Applicant: Linda Stoxen and Louis Tisa
Surveyor: Chris Berry, Berry Surveying
Map and Lot: Map 13, Lot 15-3
Zoning: Residence B
Date of approval: April 25, 2018

The application is approved exactly as submitted subject to the following terms and conditions:

- 1) The access point for the driveway may be located where shown on the approved subdivision plans (Garland-Melanson Subdivision approved May 8, 2013) and shown below. The access point may also be located anywhere further (to the northeast) from the wetland if approved by the Town Engineer.
- 2) The main driveway which will come off the access point may extend straight back from the access point to the buildable area shown on the plan or anywhere further to the northeast, away from the wetland.
- 3) This approval covers the driveway, any necessary grading and drainage for the driveway, underground electric, and any other utilities that might be needed to serve the house, provided that all ground disturbance shall occur as far from the wetland as possible and as specified in the conditional use application.

(over)

- 4) The Conservation Commission recommended approval of the conditional use in accordance with the criteria in the Wetland Conservation Overlay District and the Planning Board determined that all requirements for the conditional use were met.

