



**TOWN OF DURHAM**  
8 NEWMARKET RD  
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603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

***Town Planner's Recommendation***  
**Wednesday, May 9, 2018**

VIII. ***Public Hearing - Colony Cove Road – Lot Line Adjustment and Lot Combinations.***

Lot line adjustment on Map 12 between Lot 25 and Lot 26 (22 and 18 Colony Cove Road, respectively) for the purpose of providing frontage for Lot 26 on Little Bay. Also combining Map 12, Lots 16-24 and 26 and Map 12, Lot 25 and .25 acre outparcel. All lots are owned by Mary Ann Lohnes Ehrenworth and Richard Hallett. Adam Fogg, Atlantic Survey, Surveyor. RC District.

- I recommend approval as stated below, subject to the applicant receiving the necessary variances and any issues that might arise at the public hearing.

See the color renderings in the packet, prepared by the applicant, which explain the project.

**\*Draft\***

**NOTICE OF DECISION**

**Project Name:** Colony Cove Lot Line Adjustment and Lot Merger  
**Action Taken:** APPROVAL  
**Address:** 16, 20 and 22 Colony Cove Road  
**Applicant:** Mary Lohnes Ehrenworth and Richard Hallett  
**Surveyor:** Adam Fogg, Atlantic Survey  
**Map and Lots:** Map 12 – Lot 25 and 26; Combining Map 12, Lots 16-24 and 26; Combining Map 12, Lot 25 and .25 acre outparcel  
**Zoning:** Residence C  
**Date of approval:** May 9, 2018

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**Precedent Conditions**

All of the precedent conditions below must be met by the applicant prior to the plans being certified by the Planning Department. Certification of the plans is required prior to recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval - by November 9, 2018 - the board's approval will be considered to have lapsed and

resubmission of the application will be required (unless an after-the-fact extension is granted by the Planning Board).

- 1) Plan modifications. The plan drawings are to be modified as follows:
  - a) Change approval for signature of Planning Department. It should read: “Final Approval by Rochester Planning Board. Certified by Michael Behrendt, Town Planner, \_\_\_\_\_ Date \_\_\_\_\_”
  - b) A new monument/marker will be needed at the easterly end of the new lot line.
  - c) Note 5 will need to be clarified.
  - d) The Town’s address on note 8 should be corrected.
  - e) The wall around the garage on Lot 25 should be clarified.
  - f) The lot lines around the .25 acre parcel should be clarified. What is the purpose of the 141.25 line? The 19.53 line should be marked with dashed lines.
- 2) Lot combinations. Submit administrative paperwork to complete the two lot combinations.
- 3) Signature. Sign this notice at the bottom.
- 4) Shed. The shed must be physically removed or relocated in conformance with lot setbacks.
- 5) Notarized deed. This condition does not apply if the two lots are owned under the same name. If not, the applicant must submit to the Planning Department a copy of the signed and notarized deed which will affect the conveyance of the affected land (the land within the lot lines being adjusted).
- 6) Final drawings. The following complete sets of final approved drawings shall be submitted for signature (except the electronic version) by the Town: (a) two large sets of black line drawings; (b) one electronic version by pdf. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans.

### **General and Subsequent Terms and Conditions**

All of the conditions below are attached to this approval.

- 1) Recording. The plat, this notice of decision (per RSA 676:3 III), the lot combination forms, and the deed (if needed) must be recorded together at the Strafford County Registry of Deeds within two calendar months to the date the plat is certified (e.g. if certified September 9th they must be recorded by November 9th). See RSA 478:1-a regarding plat requirements. Failure to comply with this requirement herein shall render the lot line adjustment null and void.

