

Mary Lohnes Ehrenworth
Richard Hallett
18 Colony Cove Road
Durham, NH 03824

August 29, 2018

Durham, NH Planning Board
8 Newmarket Rd
Durham, NH 03824
(603) 868-8064

Re: Letter of Intent, Lot Line Adjustment Application

Dear Planning Board,

We are applying for lot line adjustments to 16-24, 25-0, and 26-0 (see Figure 1) on Colony Cove Road, in Durham. We are owners of all four lots and would like to adjust the lot lines to restore water frontage to Lot 26-0. The adjustment will take a piece of land from Lot 25-0 and attach it to Lot 26-0, giving waterfront access to Lot 26-0 (see Figure 2.). It will also take a corner of land from Lot 16-24 and attach that to Lot 25-0, so that Lot 25-0 does not decrease in size. If this is approved, we would like to combine Lots 16-23, 16-24 and 26-0, thereby preserving the scenic aspect of the property.

We presented this plan to the Planning Board on April 25th and the board passed a motion to set the public hearing for May 9th, 2018. We withdrew this item from the May 9th agenda to give us time to get the necessary variances passed by the Zoning Board of Adjustment (ZBA).

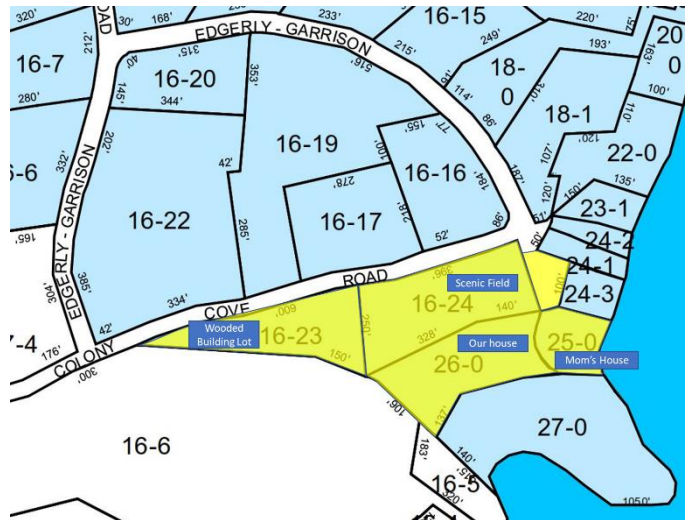


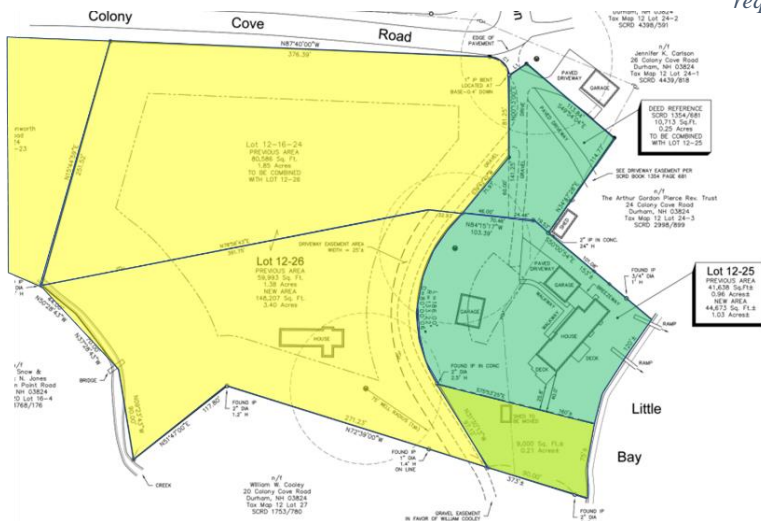
Figure 1. Excerpt from Durham, NH tax map 12. Lots involved in this request are colored yellow and labeled 16-23, 16-24, 25-0, and 26-0.

On August 14, 2018 the ZBA approved the following variances (after lot line adjustments):

- Lot 25-0 less than 200 feet of waterfront
- Lot 26-0 less than 200 feet of waterfront
- Less than 50 feet side setback from the existing house on lot 25-0.

The combination of lots 16-23, 16-24, and 26-0 will create one conforming lot (with respect to square footage requirements) out of 3 non-conforming lots. In addition, it will provide road frontage to lot 26-0.

Figure 2. Survey showing proposed adjustments.



The proposed adjustments will also increase the square footage of lot 25-0 by 3,035 square feet.

Sincerely,
Mary Lohnes Ehrenworth
Richard Hallett

Appendix

Abutters List

1. William W. Cooley, 20 Colony Cove Rd, Durham, NH 03824. Tax Map 12, Lot 27-0.
2. Kristin Snow and Frederick N. Jones, 265 Durham Point Road, Durham, NH 03824. Tax Map 20, Lot 16-4.
3. Gregory F. and Elise McCormick, 15 Colony Cove Rd, Durham, NH 03824. Tax Map 12, Lot 16-17.
4. Vicky L. Randall Living Rev. Trust, 19 Colony Cove Rd, Durham, NH, 03824. Tax Map 12, Lot 16-16.
5. Great American Properties, LLC, 28 Colony Cove Rd, Durham, NH, 03824. Tax Map 12, Lot 24-2.
6. Jennifer K. Carlson, 26 Colony Cove Rd, Durham, NH, 03824. Tax Map 12, Lot 24-1.
7. Arthur Gordon Pierce Rev. Trust, 24 Colony Cove Rd, Durham, NH, 03824. Tax Map 12, Lot 24-3.