

**Town Planner's Recommendation**  
**Wednesday, September 26, 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.

**\*Draft\***

**NOTICE OF DECISION**

<b>Project Name:</b>	<b>Colony Cove Lot Line Adjustment and Lot Merger</b>
<b>Action Taken:</b>	<b>APPROVAL</b>
<b>Address:</b>	16, 20, and 22 Colony Cove Road
<b>Applicant:</b>	Mary Lohnes Ehrenworth and Richard Hallett
<b>Surveyor:</b>	Adam Fogg, Atlantic Surveyor
<b>Map and Lots:</b>	Map 12- Lot 25 and 26; Combining Map 12, Lots 16-24 and 26; Combining Map 12, Lot 25 and .25 acre outparcel
<b>Zoning:</b>	Residence C
<b>Date of Approval:</b>	<b>September 26, 2018</b>

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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 the board's approval will be considered to have lapsed and resubmission of the application will be required.

1) Plan modifications. The plan drawings are to be modified as follows:

- a) Change approval for signature of Planning Department to read: “Final Approval by Durham Planning Board. Certified by Michael Behrendt, Town Planner,  
 \_\_\_\_\_ Date \_\_\_\_\_”
  - b) A new monument/marker may be needed at the easterly end of the new lot line.
  - c) Note 5 will be needed to be clarified.
  - d) The Town’s address on note 8 should be corrected.
- 2) Lot combinations. Submit administrative paperwork to combine Map 12, Lot 16-23 with Map 12, Lot 26 and Map 12, Lot 16-24.
  - 3) Signature. Sign this notice at the bottom.
  - 4) Shed. The shed must be physically removed or relocated in conformance with lot setbacks.
  - 5) Final drawings. The following complete sets of final approved drawings shall be submitted for signature (except electronic versions) 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), and the lot combination form, must be recorded together at the Strafford County Registry of Deeds within two calendar months to the date the plat is certified. See RSA 478:1-a regarding plat requirements. Failure to comply with this requirement herein shall render the lot line adjustment null and void.
- 2) Execution. The project must be executed exactly as specified in the approved application package unless changes are approved by the Town.
- 3) Approval. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

Findings of fact. a)The applicant submitted an application, supporting documents, and plans for the project; b)The Planning Board held at least one public hearing on the application; c) The Planning Board reviewed the application in accordance with state law, the Durham Zoning Ordinance, the Durham Subdivision Regulations, and other applicable law and found that the application meets all requirements; and d) The Planning Board duly approved the application.

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Signature of applicant

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date

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Printed name of applicant

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Signature of application

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date

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Printed name of applicant

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Signature of Planning Board Chair

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date

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Printed name of Planning Board Chair