



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

XIII. **195 & 207 Packers Falls Road – Lot line Adjustment and Conditional Use.** Lot line adjustment on Map 17 between Lot 14 and Lot 15. Conditional use for proposed driveway and utilities for new house to be located within the 100 feet wetland buffer. Both lots are owned by Daniel Huntoon. Mike Sievert, Engineer. Rural District.
Recommended action: Set public hearing for May 9.

➤ I recommend the board accept the application as complete, schedule a public hearing for May 9, and schedule a site walk.

Please note the following:

- 1) **Lot line adjustment.** This is an unusual lot line adjustment because the buildable area for the vacant lot is being flipped to the opposite site of the developed lot. The adjustment makes sense as the new lot configuration is more workable.
- 2) **Conditional Use.** A conditional use is also needed for the driveway leading to the new lot will be within the 100 foot wetland buffer. The applicant addressed the 8 general criteria and the 4 specific criteria under the Wetland Conservation Overlay District (WCOD).
- 3) **Conservation Commission.** The commission recommended approval of the driveway including an allowance to place the driveway spur as shown or anywhere else further (to the south) from the wetland. This would be useful since there is not a specific proposal for the house and driveway. Likewise, a conditional use approval should cover the section of the new driveway spur that will be on the separate lot. The drawing shows the spur only on the developed lot.
- 4) **Electric lines.** There is an existing above ground line leading to the existing house. The line will go underground from the pole to the new house. The applicant requested a waiver to not have to bury the existing line (per 9.05 B of the Subdivision Regulations). I recommend approval of the waiver as it would be unduly burdensome to have to bury the existing line for an existing single family house. The new underground section will be outside of the buffer (from the existing pole to the south of the driveway spur).
- 5) **Driveway condition.** At a site walk we can check the condition of the existing driveway to ensure there is no problem adding another house.
- 6) **Technical Review Group.** The application will be presented to the TRG on May 1. The Police Department has signed off noting that the proposed shared driveway makes sense (rather than installing a separate driveway for the second lot).

- 7) NHDES. The 4.5 acre lot appears more than adequate for well and septic but an okay from NHDES as a precedent condition is in order (the threshold for exemption from NHDES subdivision approval is 5 acres).
- 8) Easement width. The subdivision regulations require a 30 foot easement for the shared driveway.
- 9) Driveway easement. As a precedent condition the applicant will need to provide easement documents including provisions for maintenance of the shared driveway.
- 10) Administrative notes. Identify corner pins as to be set or equivalent. Add contact information for the Town.
- 11) Location. The subject lots are 14-0 and 15-0 below. The road to the left is Wiswall Road. The tract backs up to the Lamprey River.

