



TOWN OF DURHAM
8 NEWMARKET RD
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NOTICE OF DECISION

Project Name: 32 Cedar Point Road – conditional use for accessory structures within the 125 foot Shoreland Protection Overlay District buffer.
Action Taken: APPROVAL
Applicant: Ben and Manisha Heiderscheidt
Designer: Steve Riker, Ambit Engineering
Property Owner: Heiderscheidt Revocable Trust
Map and Lot: Map 12, Lot 1-8
Zoning: Residence Coastal
Date of approval: May 9, 2018

The conditional use was approved subject to the following terms and conditions:

- 1) Approval is subject to the applicant obtaining all necessary Town approvals for construction of the proposed house.
- 2) The approval is based on all of the materials and representations made by the applicant.
- 3) The applicant shall obtain a wetland approval from NH Division of Environmental Services prior to commencing work.
- 4) Minor adjustments to the location and arrangement of the accessory structures approved herein may be approved administratively by the Town Planner provided any changes are minor, consistent with the intent of this approval, and of no greater impact upon the shoreland buffer.

Findings of fact. A) The Planning Board held a site walk and a public hearing on May 9, 2018. B) The Conservation Commission recommended approval based upon the specific Shoreland Overlay criteria at its meeting on April 12, 2018. C) The Planning Board determined that all of the requirements for a conditional use, the conditional use criteria, and the Shoreland Overlay criteria were met. D) The necessary variances for the house were granted by the Zoning Board of Adjustment on May 8, 2018