



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, June 27, 2018

IX. **38 Bagdad Road – Two-lot subdivision.** Subdivision of 49,277 square foot lot. Tom Toye, property owner. Adam Fogg, Atlantic Survey, surveyor. Map 3, Lot 3-3. Residence A District.

- I recommend that the board accept the application as complete, schedule a site walk, and schedule a public hearing for July 11.

Please note the following:

- 1) Application. This is for a 2-lot subdivision. There is an existing house on the lot. The area proposed for the new lot is densely wooded. The parcel slopes down from the westerly corner to the easterly corner. The location of the new lot line is logical as it is parallel to the southwesterly lot line and will provide for optimal use of the new lot.
- 2) Zoning. The two lots meet the lot size, lot frontage, and setback requirements in the Residence A zone.
- 3) Utilities. The site is served by Town water and sewer but these utility lines and the existing electric lines should be shown on the plans. Revised plans should be submitted in the next week or so. I think it reasonable to accept the application as complete - even though the water and sewer should be added– with the understanding that a revised plan with this information will be submitted in time for review. What is the purpose of the sewer easement shown on the plan?
- 4) Site Walk. While this is a small application, I think a site walk would be useful to better understand the character of the two lots that would result. The concrete tank shown is for an old well according to the applicant. Should this structure be removed and the ground restored?
- 5) Hydrant. There is a fire hydrant shown in front of the lot on Bagdad Road.
- 6) TRG. The application was presented to the Technical Review Group on Tuesday.
- 7) Address. The address for the parent lot will need to be changed to accommodate a number for the new lot. 40 and 42 Bagdad Road, respectively, might be the most appropriate numbers (leaving a gap to for the abutting lots).
- 8) Other approvals. Since the new lot will be on Town water and sewer state subdivision approval will not be needed.

- 9) Monuments. Corner monuments for the new lot line will be needed as a precedent condition.

Lot 3-3:

