



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Recommendation
Wednesday, July 11 2018

X. ***Public Hearing - 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 approval (subject to any issues that might arise at the site walk and public hearing).

Please note the following:

- Site walk. A site walk will be held on July 11 at 4:00 pm.
- Revised plans. A revised plan showing the water line and a proposed sewer easement is in the packet.
- Utilities. I am awaiting an okay from the Town Engineer on the proposed water and sewer connections.

Draft

NOTICE OF DECISION

Project Name: 38 Bagdad Road – 2 lot subdivision
Action Taken: APPROVAL
Property Owner: Tom Toye for Purple Chair Interiors LLC
Map and Lot: Map 3, Lot 3-3
Zoning: Residence A
Date of approval: July 11, 2018

The application is approved as stated below.

CONDITIONS PRECEDENT

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 issuance of a building permit or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please note. If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval – by January 11, 2019 - the board's approval will be considered to

have lapsed and resubmission of the application will be required (unless an extension is granted by the Planning Board.

- 1) Plan modifications. The plan drawings are to be modified as follows:
 - a) Change approval block to read: “Final Approval by Durham Planning Board. Certified by Michael Behrendt, Town Planner, _____
Date _____”
 - b) Monuments. Show new corner monuments.
 - c) 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). Coordinate with the Fire Department on new addresses and show the revised numbers on the plans.
 - d) Wetland buffer. Label the easterly setback line on the main lot as “wetland buffer”.
 - e) Electric lines. Show prospective plan to extend electricity to the new lot. The new line(s) must be underground but one new pole may be placed at the front of the lot at/near the right of way line if needed to avoid extending lines across the road or other properties.
 - f) Add note: “For more information about this subdivision, or to see the complete plan set, contact the Town of Durham Planning Department, 8 Newmarket Road, Durham, NH. (603) 868-8064.”
 - g) Add note: “Impact fee. In accordance with the Town’s Impact Fee ordinance, the school impact fee of \$3,699 for a new single family house is assessed for the new lot as part of this subdivision. The fee shall be paid prior to issuance of a certificate of occupancy for a new house on the new lot.”
 - h) Sewer. Provide details for how the new lot would connect to the sewer line, to be approved by the Town Engineer.
- 2) Concrete tank. The concrete tank must be physically removed from the new lot and the ground reclaimed. Once removed show on plans that it is removed.
- 3) Sign this notice at the bottom.
- 4) Boundary markers. Set boundary markers (actually physically set in place in the field) and note on plans (“marker set” or equivalent)
- 5) Final drawings. The following complete sets of final approved drawings shall be submitted for signature (except the electronic version) by the Town: (a) two large sets of black line drawings; (b) one mylar drawing – main sheet only; (c) one set of

