



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

VIII. **91 & 93 Bagdad Road – Lot Line Adjustment.** Relocation of lot line on Map 10 between Lot 8-6 and Lot 8-8. Martha and Michael Mulhern, lot owners. Bob Stowell, Trittech Engineering, Surveyor. Residence B District.

➤ I recommend the Planning Board accept the application as complete and schedule a public hearing for July 11.

Please note the following:

Application. This is an application for a lot line adjustment. The applicant is considering pursuing a conservation subdivision in the future for the remainder of the property, which would take access from Gerrish Drive, the right of way at the northeast of the site. They said this adjustment would facilitate planning for future subdivision. There is an existing house on both lots now. Both lots are owned by the applicant.

Site walk. Given that this is only a lot line adjustment, I don't think a site walk is needed.

TRG. The application was presented to the Technical Review Group on Tuesday. No particular concerns were raised.

Utilities. Both lots are served by private wells and septic systems. An easement for the well radius, for the well located on Lot 8-8 will be needed as a precedent condition, to be recorded with the plat.

NHDES. According to Bob Stowell, both lots have approved septic systems but the approvals are fairly old. Since Lot 8-6 will be reduced to 1.7 acres, an okay should from NHDES is needed as a precedent condition.

Zoning. Both new lots will still meet the 40,000 square foot minimum lot size in the Residence B zone. The required frontage is 150 feet. Neither lot meets that requirement but the existing frontage for each is not being reduced. Frontage is being added to Lot 8-8 at Gerrish Drive, where it has no frontage now.

Lot configuration. The proposed new lot line for Lot 8-8 is somewhat irregular as the line is drawn to follow the tree lines and to keep the wetland on Lot 8-6.

Madbury. A portion of the residual lot is in the town of Madbury. The Town will be notified of the lot line adjustment. If a conservation subdivision is proposed in the future we will need to coordinate with Madbury on the process for the subdivision.

Future subdivision. The applicant has spoken to me about a possible future subdivision which would take access from Gerrish Drive. If there is a subdivision, there could be some challenges with the existing house on Lot 8-6 being separated from the other lots/dwellings by wetlands. It would require a variance to cut it off without any frontage or a long section of the lot to front on the new street. At any rate, this issue may need to be addressed in the future. We did not see another simple way to do the lot line adjustment now to avoid this issue later.

Durham Road. The plans show another access at the northeasterly part of the parcel from Durham Road/Route 108, but the applicant did not think this access would be readily usable for a future subdivision.