



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

***Town Planner's Recommendation***  
**Wednesday, July 11, 2018**

IX. ***Public Hearing - 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 approval as stated below.

**\*Draft\***

**NOTICE OF DECISION**

**Project Name:** 91 & 92 Bagdad Road – Lot Line Adjustment  
**Action Taken:** APPROVAL  
**Property Owner:** Martha and Michael Mulhern (both lots)  
**Engineer:** Bob Stowell, Trittech Engineering  
**Map and Lots:** Map 10, Lots 8-6 and 8-8.  
**Zoning:** Residence B  
**Date of approval:** July 11, 2105

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The application was approved as stated below.

**CONDITIONS PRECEDENT**

The conditions precedent 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 recording. Once these precedent conditions are met and the plans are certified the approval is final.

Please note. If all of the conditions precedent 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) **Easement.** Submit a draft easement to the Planning Department for the 75-foot well radius on Lot 8-8 and/or incorporate into the plans, as appropriate.
- 2) **NHDES.** Obtain approval or appropriate okay from NHDES for the reduction of lot size of Lot 8-6 (needed because the lot is served by a septic system and replacement may be needed some time in the future).
- 3) **Signature.** Sign this notice at the bottom.

- 4) Final drawings. The following 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 set of 11"x17" drawings; plus (c) one electronic version by pdf. Each individual sheet in every set of drawings must be stamped and signed by the engineer responsible for the plans.

**GENERAL AND SUBSEQUENT TERMS AND CONDITIONS**

All of the conditions below are attached to this approval.

- 1) Recording. The plat(s) and this notice of decision and the easement for the well (if separate from the plat) must be recorded together at the Strafford County Registry of Deeds within two calendar months to the date the plat is certified.
- 2) Tax Implications. It is recommended that the applicant contact Jim Rice, Durham Tax Assessor, to learn about any tax implications of this project. You can contact Mr. Rice at (603) 868-8064 or [jrice@ci.durham.nh.us](mailto:jrice@ci.durham.nh.us)

Findings of fact. a) The applicant submitted an application, supporting documents, and plans for the project; b) The Planning Board accepted the application as complete on June 27, 2018 and held a public hearing on the application on July 11, 2018; c) The Planning Board reviewed the application in accordance with the Durham Zoning Ordinance, the Durham Subdivision Regulations, and other applicable law and found that the application meets all requirements and e) The Planning Board duly approved the application as stated herein.

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Signature of applicant

\_\_\_\_\_  
date

\_\_\_\_\_  
Printed name of applicant

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
date

\_\_\_\_\_  
Printed name of applicant

\_\_\_\_\_  
Signature of Planning Board Chair

\_\_\_\_\_  
date

\_\_\_\_\_  
Printed name of Planning Board Chair