



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

Town Planner's Project Review
Wednesday, December 12, 2018

- X. **48 Edgewood Road – 2-Lot Subdivision.** Subdivision of 2.16 acre lot. Geoffrey Lombard and Jane Miller, property owners. Paul Dobberstein, Ambit Engineering, surveyor. Map 1, Lot 16-2. Residence A District.
- I recommend the board accept the application as complete, schedule a site walk, and schedule a public hearing for January 9.

Please note the following:

- 1) Acceptance. The application can be accepted as complete subject to granting the requested waivers below.
- 2) Waivers. Section 7.05 for grading, utilities, etc. This request seems reasonable as explained. Utilities within the Town road are shown. Section 7.01C for surveyed boundaries and other topographic site information for the entire parcel. This request seems reasonable. The wetland and wetland buffer and extent of somewhat poorly drained soils for the entire parcel and the contour lines on the new lot are shown. The new lot will be served by Town water and sewer so topography is less important. I expect the board will also schedule a site walk.
- 3) Lot size. The minimum lot size in the Residence A District is 20,000 square feet. No land within the Wetland Conservation Overlay District including wetlands, ponds, and very poorly, poorly, and somewhat poorly drained soil may count toward the minimum lot size. Sheet C1 shows the westerly extent of somewhat poorly drained soils (all on the parent lot). The remaining size for both lots exceeds 20,000 square feet.
- 4) Proposed lot. The proposed lot is 20,500 square feet, slightly larger than the minimum required. There are no wetlands on the lot. It is wooded except for the rear northeasterly corner. The elevation drops off from the front at a roughly 10% slope.
- 5) Sewer easement. A sewer easement is referenced in the deed. This should be shown on the lot.
- 6) Shed. The shed will be removed or relocated onto the parent lot.
- 7) Impact fee. The school impact fee of \$3,699 for a single family house will apply. The fee is assessed as part of the subdivision and payable prior to the certificate of occupancy.

- 8) Street address. The new lot number and street address will be determined as precedent condition.
- 9) Sight distance and driveway location. I believe that sight distance for the new lot is acceptable. I will check this. A proposed driveway location is shown on the plans. The location may be flexible unless the sight distance is tight.
- 10) Utilities. The lot is served by Town water and sewer (but not by natural gas). Approval from the state is not required for lots that are served by Town sewer (or for any new lot that exceeds 5 acres).
- 11) Electric service. Electric service to the new lot will be placed underground from the existing pole in front of the lot.
- 12) Technical Review Group. The application was presented to the TRG on December 4. No particular concerns were expressed.