



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

**NOTICE OF DECISION**

**Project Name:** 50 Langley Road – conditional use for structures around the existing cabin located in the SPOD and WCOD

**Action Taken:** Approval

**Property Owner:** First Ranger, LLC

**Engineer:** Mike Sievert, MJS Engineering

**Landscape Architect:** Robbi Woodburn, Woodburn & Company

**Map and Lot:** Map 12, Lot 13-1

**Zoning:** Residence Coastal

**Date of approval:** January 9, 2019

---

The conditional use was approved by the Durham Planning Board as submitted in the application materials, including the updated plans – Site Plan by MJS Engineering revised December 17 and Landscape Concept #2 by Woodburn and Company dated December 9. The approval covers all of the proposed structures that are located in the Shoreland Protection Overlay District and the Wetland Conservation Overlay District.

Findings of fact: All of the proposed activity is allowed by conditional use as accessory structures, utilities, or access ways. The Conservation Commission endorsed the design finding that it met the 4 criteria under the SPOD and WCOD. The Conservation Commission reviewed the project on November 26 and December 17. The Planning Board determined that all of the criteria have been met, including the eight general conditional use criteria. The project is not subject to site plan review since the affected property is a single family residence. The Planning Board held a site walk on December 13, 2018 and a public hearing on January 9, 2019.