

TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, April 10, 2019

IX. **11 Cedar Point Road.** Conditional use for walkway and drainage drip strip in Wetland and Shoreland Overlay Districts. Sergio Bonilla, Wetland Scientist, Mission Wetland & Ecological Services, agent. Christopher Mihok (and Anita Mihok), property owner. Map 12, Lot 1-25.

➤ I recommend that the board schedule a public hearing for April 24.

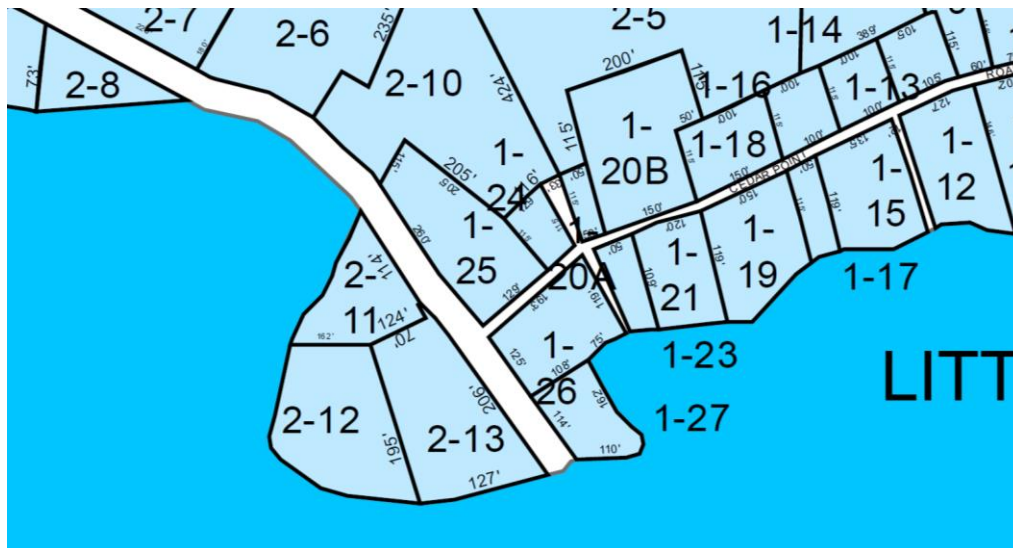
Please note the following:

1) Plan. The plan of the site is confusing as there is a lot of information contained in the drawing. Plus, the lot is situated at a corner with Cedar Point Road along the west and south of the lot and the bay is located to the west beyond the road. I included a rendering in color. See the tax map excerpt below.

In the colored enclosure, the shoreland boundary is in red to the left, and the 125 foot shoreland boundary is in red to the right, so the upper left portion of the lot is in the SPOD. The wetland boundary is in yellow along the right and top of the lot. The 100 foot wetland buffer is in yellow on the lower left of the lot, so the entire lot (except for a tiny portion on the left) is in the WCOD. The wetland itself and the wetland buffer are both part of the WCOD.

The proposed stone drip strip shown in diagonal lines running along the proposed wraparound porch and the proposed new pervious paver walkway lie entirely in both the WCOD and SPOD.

Lot 1-25 in middle



(over)

- 2) Variance. The applicant has applied for a variance to allow for a porch and expansion of the deck into the overlay districts. The ZBA will hear their request this Tuesday, April 9. I will let the Planning Board know on Wednesday the outcome of that application. The application for the walkway and drip strip is depending on obtaining that approval.
- 3) Application. The conditional use application is only for a walkway and a drainage drip strip. Earlier I had told the applicant that the porch and deck would be reviewed as a conditional use but later Audrey pointed out that since they are attached to the house they should not be considered accessory structures. Thus, they are applying for a variance for the porch and deck. But the application package includes a discussion about those elements. You can disregard any references to the porch and deck.
- 4) Site walk. Does the board wish to schedule a site walk?
- 5) Conservation Commission. The Conservation Commission reviewed the application on March 25 and supports the project in terms of compliance with the requirements of the Wetland Conservation Overlay District.
- 6) Documentation. Application materials are included in the packet. The conditional use application addresses the criteria in the WCOD and the 8 general criteria.
- 7) Construction sequence. Pursuant to a request from the Conservation Commission, the applicant revised the plans to include a construction sequence. Rather than add that plan to the packet, to avoid confusion with two plans in the packet, I am simply including the new language here. That revised plan is the current plan though.

CONSTRUCTION SEQUENCE

1. MARK/STAKE LIMITS OF DISTURBANCE AND PROPOSED STRUCTURES.
2. INSTALL STRAW WATTLE AS DEPICTED.
3. CONDUCT MINOR EXCAVATIONS AND INSTALL SONOTUBES FOR PORCH AND DECK PILINGS.
4. CONSTRUCT PORCH, DECKS AND WALKWAYS.
5. TEMPORARILY STOCKPILE ANY SOIL WITHIN LIMITS OF DISTURBANCE.
6. IF NECESSARY, DISPOSE OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. MONITOR STRAW WATTLE AND CONDUCT MAINTENANCE, AS NEEDED, FOR THE DURATION OF THE PROJECT.
8. LOAM AND SEED DISTURBED SOIL AREAS AND BROADCAST NATIVE LAWN GRASS SEED MIX.
9. REMOVE STRAW WATTLE UPON STABILIZATION OF DISTURBED SOIL AREA.