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June 6, 2019

Mr. Michael Behrendt
Town of Durham
Planning Department
8 Newmarket Road
Durham, NH 03824

Re: Michael Lambert two lot subdivision Map6 Lot 1-6

Dear Michael & Planning Board Members,

Pursuant to our discussion at the TRG meeting on Tuesday 6-4-19, I would like to clarify two issues. The first is to address the comment about gerrymandering with respect to the lot shape. I do not believe this lot configuration is “gerrymandering” but is the result of the existing disposition of the developed lot dating back to the late 1800’s and the Town of Durham subdivision regulations. The shape of the lot is driven by the building and septic system locations and meeting the required property line setbacks from these structures respectively. In addition, because the lot is encumbered by the SPOD, the requirement to meet the shoreland frontage is all on one lot. This lot configuration does not negatively impact the use or future redevelopment of either lot.

The second issue discussed was the setback from the existing leach field. The regulations state that the septic system must meet the structure setbacks but can be closer with approval of a special exception by the ZBA (ref. 175-56. G). Given the existing conditions and the relatively new leach field, MJS Engineering will apply for a special exception on behalf of Michael Lambert.

If you require additional information or have any questions or comments, please call (603) 659-4979 x302.

Sincerely,

A handwritten signature in black ink that reads 'Michael J. Sievert'. The signature is written in a cursive, flowing style.

Michael J. Sievert PE
President