

Technical Review Group (TRG)

Tuesday, June 4, 2019

Town Council Chambers

3 FOSS FARM – TWO-LOT SUBDIVISION

TRG members present:

Michael Behrendt, Town Planner

James Bubar, Planning Board rep

Audrey Cline, Building Official

Dave Kurz, Police Chief

John Powers, Deputy Fire Chief

Christine Soutter, Economic Development Director

April Talon, Town Engineer

Applicants present:

Mike Sievert, MJS Engineering

Michael Lambert

Mike Sievert presented the application. He has 2 more test pits to submit. They will probably more into the existing accessory apartment in the barn and sell the house lot. Mike Lambert said the accessory apartment is a full dwelling unit.

Michael Behrendt said they will need to figure out an easement for the leach field until a new leach field is built on the new lot. Mike Sievert will submit a design to NHDES. John Powers said an address will be needed for the barn.

There is one water line for the house and the barn. Mike Lambert said there are separate meters. April Talon said we will need to look carefully at this. Mike Lambert said there is no water in Orchard Drive. He said the line is from the 1980s. He said the barn was built around 1900.

Michael Behrendt said lots should not be gerrymandered but should be as regular/rectilinear as possible. Mike Sievert said the layout was driven by the zoning requirements. The rear line runs all along the river because of minimum frontage requirements on the river. The group discussed whether it would be worth trying to split the frontage on the river so both lots have access which would require a variance. Mike Sievert said they prefer to submit the application as is but are open to creating an easement for the other lot. He said he would submit a memo explaining why the lot is laid out as it is.

Michael Behrendt said a special exception would be needed for the new side setback to the leach field. Adam Fogg will add a line to the plans showing the extent of the adjacent Town lot so the frontage for the subject lot can be confirmed.

There was much discussion about the requirement in the ordinance for poorly and somewhat poorly drained soils in the WCOD not being part of the minimum lot size and some question about what exactly the ordinance requires. The staff will discuss this further with Mike Sievert.

Respectfully submitted,

Michael Behrendt, Durham Town Planner/TRG Chair