

**Technical Review Group (TRG)**

**Tuesday, June 4, 2019**

**Town Council Chambers**

***72 PISCATAQUA ROAD – LOT LINE ADJUSTMENT/LOT RECONFIGURATION***

**TRG members present:**

Michael Behrendt, Town Planner

James Bubar, Planning Board rep

Audrey Cline, Building Official

Dave Kurz, Police Chief

Mike Lynch, Public Works Director

John Powers, Deputy Fire Chief

Christine Soutter, Economic Development Director

April Talon, Town Engineer

**Applicants present:**

Paul Dobberstein, Ambit Engineering

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Paul Dobberstein presented the application. They will need approval from NHDOT for the driveway to also accommodate the new lot. The owner will sell the existing house and plans to build on the vacant lot.

Michael Behrendt said lots should not be “gerrymandered” but he noted that the existing lot layout is pretty irregular. He said he pointed out the unusual configuration to the engineer who noted that his client likes this layout. Michael Behrendt said he did not see any major concerns with this layout.

Paul Dobberstein said they are doing more test pits now. There will be an easement for utilities. The applicant probably wants to keep the utilities above ground. Michael Behrendt said the porkchop subdivision requires a shared driveway. Paul Dobberstein said he talked with Jim Rice about current use. Once the house lot is sold they will the change of use penalty will come into play.

If any development for the new house is in the wetland overlay district, a conditional use or other review would be needed. Paul Dobberstein said the enclosed area near the lot line is a garden which is not used any more. He said the upper lot is contiguous the entire way even though a section by the water is very narrow.

Respectfully submitted,

Michael Behrendt, Durham Town Planner/TRG Chair