



**TOWN OF DURHAM**  
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***Town Planner's Recommendation***  
**Wednesday, August 14, 2019**

VIII. ***Public Hearing – 74 Piscataqua Road – Conditional use.*** Conditional use application to install one new pole and underground conduit for electric service for Map 11, Lot 31-15 within Wetland Conservation Overlay District to serve future house on vacant lot. This application is related to the recently approved lot line adjustment with Lot 29 at 72 Piscataqua Road. Donna Vittands, property owner. Paul Dobberstein, surveyor with Ambit Engineering.

➤ I recommend approval as stated below.

All of the procedural requirements for a conditional use application have been met. The applicant addressed the 8 general criteria and 4 specific criteria in the application. The Conservation Commission reviewed the application on July 22 and voted to state that it meets the 4 specific criteria.

See page C3 in the set of drawings for a clear image of the proposal. Page D1 shows the detail for burying the electric lines.

**\*Draft\***  
**NOTICE OF DECISION**

**Address:** 74 Piscataqua Road  
**Project Description:** Conditional use to install one new pole and underground conduit for electric service within the Wetland Conservation Overlay District to serve a future house on a vacant lot  
**Action Taken:** APPROVAL  
**Property Owner:** Donna Vittands  
**Surveyor:** Paul Dobberstein, Ambit Engineering  
**Map and Lot:** Map 11, Lot 31-15  
**Zoning:** Residence Coastal  
**Date of approval:** August 14, 2019

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The conditional use application is approved as submitted.

(over)

Findings of fact: A) Lot line. This application is related to a lot line adjustment/lot reconfiguration approved by the Planning Board on July 10, 2019. B) Vacant lot. The electric line will serve a vacant lot where a single family house is expected to be built soon. C) Criteria. The applicant addressed the 8 general conditional use criteria and the 4 specific wetland overlay criteria in the application. D) Conservation Commission. The Conservation Commission recommended approval of the specific criteria on July 22, 2019. E) Approval. The Planning Board reviewed the application and all criteria and voted to approve it finding the criteria and procedural requirements were met.