



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

***Town Planner's Review***  
**Wednesday, September 25, 2019**

- VIII. ***Public Hearing - 112 Piscataqua Road – Structures in SPOD.*** Permitted Use B. and Conditional Use applications for patio, steps, and pathway in Shoreland Protection Overlay District. Larry and Linda Brown, property owners. James Olcott, TM Marine Construction/Olcott Planning and Design, LLC, designer. Map 11, Lot 24-2. Residence Coastal District.
- I recommend approval as stated below, subject to any additional requirements that might arise from the site walk, public hearing, and final deliberations.

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

**Project Name:** 112 Piscataqua Conditional Use  
**Action Taken:** APPROVAL  
**Project Description:** Conditional use and permitted use B for patio, steps, and pathway in Shoreland Protection Overlay District  
**Property Owner:** Larry and Linda Brown  
**Designer:** James Olcott, TM Marine Construction  
**Map and Lot:** Map 11, Lot 24-2  
**Zoning:** Residence Coastal  
**Date of approval:** September 25, 2019

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The application for the patio, steps, and pathway was approved as submitted. Please apply to the Building Department for any necessary permits.

Findings of fact. The Conservation Commission found that the application meets the criteria in the Shoreland Protection Overlay Districts at its meeting on August 26, 2019 raising several issues that were reviewed by the Planning Board. The Planning Board found that the application meets the criteria under the SPOD for both conditional uses under Section 175-72 and the permitted use B. under Section 175-71 B., the eight general conditional use criteria, and other conditional use requirements. A site walk was held by the Planning Board on September 20, 2019. A public hearing was noticed and held on September 25, 2019.