

July 23, 2019

Durham Planning Board
Durham, NH 03824

Dear Boardmembers;

It is our intention to split two additional lots off(minor subdivision) from our existing property at 30 Old Piscataqua Road. The existing lot lies within the Residential A district and it has and will have access to Town sewer and water. The lot also lies within the SPOD(shoreland protection overlay district) and the WCOD(wetlands conservation overlay district).

It is our intention to build a modest(@1200 sq ft), "elderly accessible" home on one of the new lots. As to the other lot, it will be our intention to sell it to a similiarly minded couple who share our desire to build a small, low maintenance retirement home that they can "age in".

Like many properties in Durham, our property has uncommon characteristics. The property has a secluded location on the Oyster River and salt marsh while still being close to downtown Durham. The property is accessed at the end of Old Piscataqua Road. When the Durham bypass was built, the State of New Hampshire established a 100 foot right of way lying between the LAROW(limited access right of way) and the "front" of our property, which measures 479 feet along this side. The property has an existing sewer force main on two sides of the property and a soon to be built new "force main" along the front of the property in the aforementioned 100 foot right of way.

We envision the two additional lots to lie more or less on either side of the existing driveway. The area to the right of the driveway has an area on the same level as the driveway that lends itself to a single story home with a walkout basement. This site/spot would require minimal excavation/fill compared to other locations in the proposed Lot 1. Lot 2 would include the existing house. Lot 3 has a nice location to build a house on the top of an existing knoll that would also lend itself to having a walkout basement.

It is our belief this subdivision proposal with two additional lots, will maintain the secluded nature of our existing home. This is not only our belief, but also our intention since this will be where we intend to continue living.

Sincerely;

John and Judith Churchill