



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, February 12, 2020

- XII. **83 Mill Road – Conditional Use.** Conditional use to place water line, septic lines and frost wall on accessory structure in the Wetland Conservation Overlay District. The purpose is to convert an existing garage to an accessory apartment. Charles and Trisha Waters, property owners. Mike Sievert, engineer. Map 7, Lot 2. Residence B District
- I recommend that the board discuss the application, schedule a site walk, and schedule a public hearing for February 26.

Please note the following:

Proposal. The application is for a conditional use to place a water line, lines for a septic system, and a frost wall within the 75 foot wetland buffer.

ZBA. The applicant also needs variances for: a) an accessory apartment; b) an accessory apartment that exceeds 850 square feet; placement of the septic system (septic tank and aeration system rather than the lines for the system) within 125 feet of the wetland. An attached accessory dwelling unit is permitted in the Residence B but an accessory apartment (in a separate building) is not permitted. They are also applying for a special exception for an accessory building to be provided with septic. They are presenting the application to the Zoning Board of Adjustment on Tuesday, February 11, the night before the Planning Board meeting. We will let the board know the results.

Criteria. The applicant addressed the eight general conditional use criteria and the four specific criteria for the Wetlands Conservation Overlay District (WCOD). The application was presented to the Conservation Commission on January 27. The commission voted to recommend that the four specific criteria were met.

Drawings. An existing conditions and site plan are submitted. See the 75 foot buffer line which is the one pertinent for this application. The 50 foot buffer line shown is the setback line for septic systems under state regulations. The 125 foot buffer line is the setback for septic systems under the WCOD. The subject items are shown with hashed lines. The proposed septic tank is being reviewed as part of the variance application only. The applicant plans to extend water to the building from the barn. The septic line from the building will run to a septic tank then an aeration tank then to the leach field. s/s is a siltsock which will be placed along the wetland for erosion control. The two small wetlands below the building are exempt from the Town's wetland ordinance but subject to state regulations.