



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Project Review
Wednesday, March 25, 2020

VIII. **Dover Road – Lot Line Adjustment.** Lot line adjustment at 88 Dover Road to expand the lot with Yates Electric (behind the Durham Police Station). Map 11, Lot 4-2 owned by Coyote Court, LLC (Nancy Yates). 1+ acre to be conveyed from 92 Dover Road, Map 11, Lot 3-2, owned by John and Katrine MacGregor. Chris Hickey, c/o Eric Mitchell & Associates, surveyor.

➤ I recommend the board accept the application as complete and set a public hearing for April 15.

Please note the following:

- **Technical Review Group.** The information was sent to the TRG. I have not received any concerns from staff.
- **Site walk.** Would a site walk for the Planning Board be helpful? Board members should be able to drive there on their own. The applicant can provide permission.
- **Waiver Request.** The applicant requested a waiver from surveying the entire main lot. This is appropriate since the application is only for a lot line adjustment covering a limited area.
- **Purpose.** The lot serves Yates Electric. It would be helpful to have more information on how they plan to use the additional land.
- **Use.** The Office Research District permits Business Services, a Business Office, and a Professional Office by right. Repair services are allowed by conditional use. The applicant might want to clarify how any future plans are affected by the zoning ordinance, if at all.
- **Easements.** The access easements across the Police Station and Lot 3-2 are written differently in the deeds than as shown on the plan. This should not be a concern but the applicant should explain the discrepancies.
- **NHDOT.** I asked the surveyor to reach out to NHDOT for comments since Dover Road/Route 108 is a state road. NHDOT would not require any improvements as part of a lot line adjustment but we want to know if there could be difficulties if/when the owner of Lot 4-2 seeks to expand in the future.
- **Wetlands.** There are wetlands on both sides of Lot 4-2. The 75 foot wetland buffer is shown (as boundary of buildable area). The final plans should include information about the buffer.
- **Utilities.** Yates Electric is served by a private septic system and well on the lot. If the lot is further developed changes to the septic system/leach field might be required. The Town requires a 125 foot setback for septic systems from wetlands which would leave little or no room on the lot. There is some flexibility for a “replacement” system. It should be clarified whether the limitations would pose a problem to further development under Town and state requirements.
- **Nonconforming lot.** Lot 4-2 is nonconforming in that it has no frontage. 200 feet of frontage is required in the OR zone. This nonconformity would not affect future expansion.