



780 N. Commercial Street
P.O. Box 330
Manchester, NH 03105-0330

Erik Newman
Senior Counsel

603-634-2459
Erik.newman@eversource.com

June 29, 2020

Michael Behrendt
Town of Durham, Planning Board
15 Newmarket Road
Durham, NH 03824

Re: Lot Line Adjustment Application – Durham Point Road – Lots 12-1 & 12-3

Dear Mr. Behrendt:

The purpose of this letter is to inform you and the members of the Durham planning board of the intent of the landowners on this Lot Line Adjustment application.

Tax Map 20, Lot 12-1 situated off Durham Point Rd., is currently owned by Public Service Company of New Hampshire d.b.a Eversource Energy and is +/- 4.1 acres in size.

Tax Map 20, Lot 12-3, situated off Durham Point Rd., is currently owned by the Miller Family Revocable Trust and is +/- 1.57 acres in size.

Eversource wishes to reduce the size of Lot 12-1 by 7,875 s.f. and convey said area to the abutting Lot 12-3, resulting in a +/- 1.75 acre Lot 12-1 post adjustment and a +/- 4.0 acre Lot 12-3 post adjustment as part of Eversource’s mitigation of impacts from the Seacoast Reliability Project.

The adjusted lots will not create any building setback or lot size violations per the current dimensional table encompassed by the Durham zoning regulations.

Fee Schedule

Application Fee:	\$150
Abutter Notices (2 x \$9)	\$18
Legal Notice	\$225
Total Fees	<u>\$393</u>

Sincerely,

Erik Newman
Senior Counsel



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

LOT LINE ADJUSTMENT APPLICATION
Town of Durham, New Hampshire

Date: 6/25/20 [office use only. Check # _____ amount \$ _____ date _____]

Property information

Tax map #: 20; lot #(s): 12-1 & 12-3; zoning district: Residence C

Property address/location: 295 and 297 Durham Point Road

Name of project (if applicable): _____

Property owner – Parcel A (Lot 12-3)

Name (include name of individual): Jeffrey and Vivian Miller, Trustees of the Miller Family Revocable Trust

Mailing address: 297 Durham Point Road

Telephone #: _____ Email: _____

Property owner – Parcel B (Lot 12-1)

Name (include name of individual): Public Service Company of New Hampshire d.b.a Eversource Energy

Mailing address: 780 N. Commercial Street, Manchester, NH 03105

Telephone #: 603-634-2459 Email: erik.newman@eversource.com

Surveyor

Name (include name of individual): Doucet Survey, (Steve Michaud)

Mailing address: 102 Kent Place, Newmarket, New Hampshire 03857

Telephone #: 603-659-6560 Fax #: 603-659-4118

Email address: steve@doucetsurvey.com Professional license #: 916

Proposed project

What is the purpose of the lot line revision? The lot line adjustment mitigates impacts to the Millers' property arising from Eversource's construction of the Seacoast Reliability Project by adding +/- 7,875 s.f. to the Miller Property (Lot 12-3) from the Eversource property (Lot 12-1).

Will any encroachments result? None visible or that the surveyor is aware of.

(Continued Lot Line Revision application Tax Map: _____ Lot: _____ Zone _____)

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

See attached waiver request

Submission of application

This application must be signed by the property owner(s) and/or the agent.

I(we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____
(Parcel A)

Date: _____

Signature of property owner: _____
(Parcel B)

Date: _____

Signature of agent: 
Erik Newman, Counsel for EverSource

Date: 6/29/20

(Continued Lot Line Revision application Tax Map: _____ Lot: _____ Zone _____)

Comments

Please feel free to add any comments, additional information, or requests for waivers here:

See attached waiver request _____

Submission of application

This application must be signed by the property owner(s) and/or the agent.

I (we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: *Vivian Miller* *[Signature]*
(Parcel A) TRUSTEES Date: 6/25/2020

Signature of property owner: _____
(Parcel B) Date: _____

Signature of agent: *[Signature]* _____
Erik Newman, Counsel to EverSource Date: _____

Lot Line Adjustment Checklist

**To be filled out by applicant/agent (with notes to be inserted by staff)*

See regulations for other specific requirements

Town of Durham Planning Department

Project Name: Eversource Energy / Miller LLA Map: 20 Lot: 12-1 & 12-3 Date: 6/22/20

Applicant/agent: Erik Newman, Counsel for Eversource Signature: 

(Staff review by: _____ Date: _____)

General items

	Yes	No	N/A	Waiver Requested	Comments
Completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Total application fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Three sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 clipped sets of application, letter of intent, 11x17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project					_____
• Date					_____
• North arrow					_____
• Scale					_____
• Legend					_____
• Revision block					_____
• Vicinity sketch - not less than 1" = 1,000					_____
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

General items Continued

	Yes	No	N/A	Waiver Requested	Comments
Town tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Statement that no encroachments will result from the adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Notation on plans: For more information about this lot line adjustment contact.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• owner name					_____
• owner address					_____
• tax map and lot #					_____
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Platting

Clear delineation of area affected by lot line adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• existing and proposed bearings					_____
• existing and proposed distances					_____
• monuments					_____
• benchmarks					_____
Existing & proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

There are no vertical benchmarks shown as there is no topographic data required

Show all of the following within 100 feet of the affected area.

Topographic Features

	Yes	No	N/A	Waiver Requested	Comments
Existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Statement whether located in flood area, and, if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>See note 6 on plan</u>

Utilities

Show all of the following within 100 feet of the affected area

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>See Note 12 on plan</u>
Sewer lines/septic system and leach field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>See Note 12 on plan</u>
Electric (overhead or underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>overhead and underground depicted</u>
Telephone/cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Propane tanks shown</u>

Additional Comments:

ABUTTERS LIST

For Lot Line Adjustment Ma 20, Lots 12-1 and 12-3

**Map 20, Lot 12-5; Thomas A. DeCapo & Yael D. DeCapo; 234 Causeway Street, Apt 1010, Boston, MA
02114**

**Map 20, Lot 15-0; Regis C. Miller, Trustee of the Regis C. Miller Trust; 283 Durham Point Road, Durham,
NH 03824**



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Lot Line Adjustment of Tax Map 12, Lots 1 and 3

Property Address Off Durham Point Road Map and Lot # 12-1 & 12-3

Site Plan: _____ Subdivision: _____ Boundary line adjustment :X

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Lot Line Adjustment Application: Topographic Feature - Wetlands

Reason/justification(s) for the waiver request: Applicants are requesting a waiver for wetland delineation as there are no proposed building or construction of the lots at this time.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) _____ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) X Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Erik Newman, Counsel for Eversource

Applicant? _____ Agent? X Today's date 6/29/20

E-mail Address: erik.newman@eversource.com Phone # 603-724-0284

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____

Doucet Survey, LLC

102 Kent Place
Newmarket, NH 03857
603-659-6560

TD Bank, National Association
54-7/114

18863

6/30/2020

PAY TO THE ORDER OF Town of Durham

\$ ****393.00**

Three Hundred Ninety-Three and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Durham
8 Newmarket Road
Durham, NH 03824-2898

MEMO

⑈018863⑈ ⑆011400071⑆ 9029527566⑈

Doucet Survey, LLC
Town of Durham

18863

6/30/2020
Subdivision Application Fees - DS 3655 - SVM.

393.00

TD Bank - Checking

393.00

© 2014 INTUIT INC. 1-800-433-8810



Details on Back
Intuit® CheckLock™ Secure Check