



**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 Project Recommendation***  
**Wednesday, August 12, 2020**

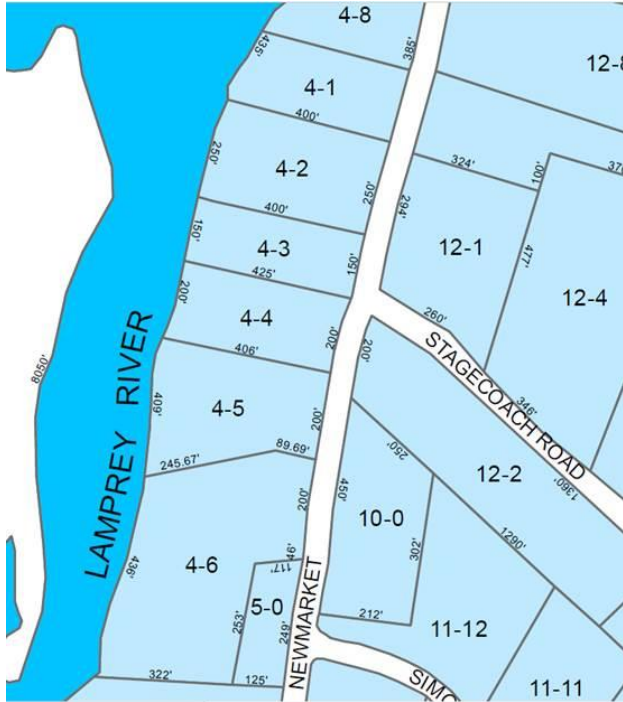
- X. ***Public Hearing - 266 Newmarket Road - Conditional Use.*** Conditional use for expansion of driveway and burying electric line within the Wetland Conservation Overlay District. Matthew and Colleen Lake, property owners. Map 18, Lot 4-2. Rural District.
- I recommend approval as stated below.

Please note the following:

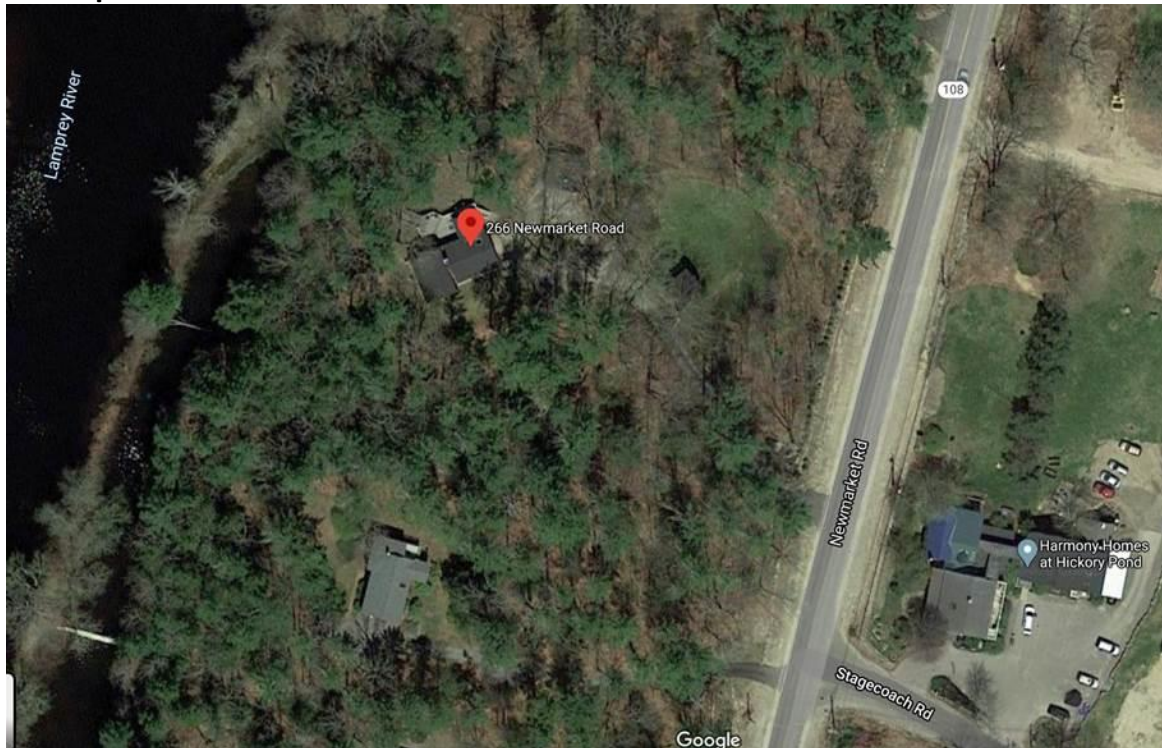
- See the enclosed site plan. There is an overhead electric line (OHW) extending from a pole to the house. The applicant is building an addition on the right side of the house. The electric line will be buried from the pole to the house approximately in line with the existing overhead line. The faint lines show the existing driveway with a circular turnaround. There is a bold outline around that says, "Proposed Paved Driveway." The new paving will go inside the center circle and to the lower left of the circle alongside the "Proposed 2-story addition."
- The site plan shows the wetland at the upper right and the 100-foot wetland buffer in dashed lines below and to the left of the wetland. The Lamprey River is located to the left but none of the proposed work falls within the 125 foot shoreland buffer.
- The conditional use procedural requirements, including posting the sign, have been met. The applicant addressed the eight general conditional use criteria and the four specific criteria in the application.
- The Conservation Commission reviewed the application on July 27 and found that the four specific WCOD criteria are met in its judgment. The commission requested that the applicant provide information on the amount of soil that will be disturbed. He will examine this and provide a figure for the Planning Board.
- The commission also suggested that the applicant look into using some kind of permeable material for the expansion of the driveway but left this to the applicant's judgment. He said that he will look into this.

- The applicant provided photographs of the site which are posted on the website for the project.

**Lot 4-2**



**Aerial photo**



**\*Draft\***

**NOTICE OF DECISION**

**Project Name:** 266 Newmarket Road – Conditional Use  
**Action Taken:** APPROVAL  
**Project Description:** Conditional use for driveway and burying electric line  
**Property Owner:** Matt Lake  
**Surveyor:** Scott Boudreau, Boudreau Land Surveying  
**Map and Lot:** Map 18, Lot 4-2  
**Zoning:** Rural District  
**Date of approval:** August 12, 2020

The application is approved as submitted. Please coordinate with the Town of Durham Code Enforcement Department for any necessary permits.

Findings of fact. The Conservation Commission found that the application meets the criteria in the Wetland Conservation Overlay District at its meeting on July 27, 2020. The Planning Board found that the application meets the criteria under the WCOD and the eight general conditional use criteria. The other conditional use requirements were met.