



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, September 9, 2020

- IX. ***Public Hearing - 22 Colony Cove – SPOD***. Conditional use application to install two patios within the 125 foot setback from Little Bay in the Shoreland Protection Overlay District. Request for expedited review of NHDES wetland/shoreland application. Naithan Couse, property owner. Beth Dermoddy, Landscape Architect, Allen & Major Associates. Map 12, Lot 25. Residence Coastal District.
- I recommend approval as shown below.

I believe that the applicant has met all of the requirements. The sign was posted and abutters were notified within 300 feet. The applicant spoke to the eight general and four specific criteria. The Conservation Commission recommended approval regarding the four criteria subject to submitting a sedimentation control plan and construction sequence which have been submitted.

A number of additional documents were provided by the applicant. There are required for their application to NHDES.

Draft
NOTICE OF DECISION

Project Name: 22 Colony Cove – conditional use
Action Taken: APPROVAL
Project Description: Conditional use for two patios located in the Shoreland Protection Overlay District
Property Owner: Naithan Couse
Designer/agent: Beth Dermody, Allen & Major Associates
Map and Lot: Map 12, Lot 25
Zoning: Residence Coastal
Date of approval: September 9, 2020

The project is approved as submitted in the application for the conditional use including the updated plan showing sedimentation control and the construction sequence.

The applicant complied with the requirements for a conditional use including submission of an application and plan and response to the eight general and four specific criteria. The Conservation Commission reviewed the project on August 24 and recommended approval provided the sedimentation control and construction sequence information is submitted.