



**TOWN OF DURHAM**  
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**Town Planner's Review**  
**Wednesday, September 22, 2021**

- VIII. **12 Matthes Cove – Conditional Use.** Application for conditional use for construction of driveway, utilities, and drainage structures in the Wetland Conservation Overlay District to serve proposed single family house. Paul Runcy, property owner. Erik Saari, Altus Engineering, designer. Map 12, Lot 9-12. Residence Coastal District.
- I recommend that the board schedule a public hearing and set up a site walk if desired.

Please note the following:

- 1) This application is being presented to the Conservation Commission on Monday, two days prior to the Planning Board meeting. If the commission formulates a recommendation then I will forward it to the board.
- 2) See the tax map at the bottom. The subject property is Lot 9-12 on the easterly side of Matthes Cove Road, located off Durham Point Road. The lot is 1.87 acres. The westerly half is a wetland. It is a vacant lot. Paul Runcy, the owner, has plans to build a single family house on the lot.
- 3) The lot is zoned Residence Coastal. The wetland buffer is 100 feet. As shown on the plans, portions of the driveway, the underground electric line, and several drainage structures would be located within the buffer. The work includes grading and installation of a sedimentation barrier. All of these structures are allowed in the WCOD by conditional use. The house and the garage would be located beyond the buffer.
- 4) The leach field would be located inside the 125 foot setback for septic systems and within the 50 foot side setback. Both of these installations are allowed by special exception. The applicant is presenting his request to the Zoning Board of Adjustment next Tuesday, September 21.
- 5) The applicant has addressed the eight general conditional use criteria and the four WCOD criteria and submitted other supporting documentation in the application.
- 6) The Planning Board approved a conditional use for this property for a different owner in 2017. That plan was prepared by Mike Sievert for Eric and Amber Sirles. The Sirles never built on the lot and sold it to the current owner in 2020. A new conditional use is required because the earlier Town approval lapsed (conditional use approvals lapse after 12 months unless otherwise specified) and the current plan is somewhat different from the original plan. According to Erik Saari, the wetland permit is still valid.

7) The applicant should show where the well will be located as that may require a conditional use as well.

