

**TOWN OF DURHAM**  
**Planning Department**  
8 Newmarket Road  
Durham, NH 03824-2898  
Phone (603) 868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

## **Subdivision Application**

### **Property Information**

Property address/location: 279 Packers Falls Road

Tax map #: 14; Lot #(s): 10-2; Zoning district: Rural

Size of site: 39.61 acres;

#### Overlay zoning districts

Wetland Overlay? Yes: x; No:    ; Shoreland Overlay? Yes: x; No:    

Flood Overlay? Yes: x; No:    ; Aquifer Overlay? Yes: x; No:    

### **Proposed Project**

Name of project (if applicable): Subdivision for SELT, land of Pike Family Rev. Trust

Which kind of subdivision is proposed? Conservation:    ; Conventional: x

Total number of proposed lots: 2; Will there be a new street? Yes:    ; No: x

If there will be a new street, what kind is proposed? Town road    ; private road    

Wetlands: Is fill proposed? no; area to be filled:    ; buffer impacts? no

### **Utilities**

Town water? yes     no x; How far is Town water from the site? 2+ miles

Town sewer? yes     no x; How far is Town sewer from the site? 2+ miles

Distance from nearest fire hydrant:    

### **Property Owner**

Name (include name of individual): Pike Family Revocable Trust (Bonnie Pike)

Mailing address: 275 Packers Falls Road, Durham, NH

Telephone #:     Email: suecross@msn.com

(over)

**Applicant/developer** (if different from property owner)

Name (include name of individual): Southeast Land Trust of NH

Mailing address: PO Box 675, Exeter, NH 03833

Telephone #: 603-778-6088 Email: duane@seltnh.org

**Engineer**

Name (include name of individual): \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor**

Name (include name of individual): Berry Surveying & Engineering, Kenneth A. Berry Daniel O'Lone (PM)

Telephone #: 603-332-2863 Email: berrysurvey@metrocast.net

**Other professional/designer/agent**

Provide name(s) and contact information: West Environmental, Inc. (Mark West)

48 Stevens Hill Rd, Nottingham, NH 03290

(603) 734-4298

**Submission of application**

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent. If not by the property owner, then a separate statement from the owner authorizing submission of the application with the authorization to enter the property (next page) is required.

*I (we) hereby submit this Subdivision application to the Town of Durham Planning Board and attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. I (we) understand that any additional costs for review of this application will be borne by the owner/applicant.*

Signature of property owner: *Mark West, Trustee*

Date: *1/18/22*

Signature of applicant/developer: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of agent: *[Signature] (BS+E)*

Date: *1-19-22*

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Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

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Kenneth A. Berry

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Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of applicant/developer: 

Date: 1/18/2022

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_

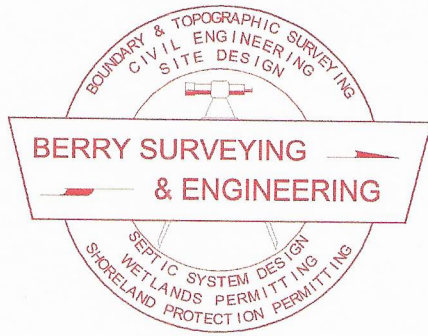


**Authorization to enter property**

I(we) hereby authorize members of the Durham Planning Board, Planning Department, and other pertinent Town departments, boards and agencies to enter my/our property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those people legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these people must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: Ph James, trustee of 2001, Bannockburn  
Date: 1/18/22 Trustee

Signature of property owner: Ph James, trustee of 2001, Bannockburn  
Date: 1/18/22 Trustee



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road  
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

Town of Durham Planning Board  
8 Newmarket Road  
Durham, NH 03824

January 19, 2022

RE: Pike Family Revocable Trust  
Subdivision Project Narrative/Intent  
Packers Falls Road  
Tax Map 14, Lot 10-2

Dear Chairperson and Members of the Durham Planning Board,

Pike Family Revocable Trust owns Tax Map 14, Lot 10-2. They wish to subdivide this parcel into two lots, utilizing the porkchop lot ordinance. As a result, one lot will be 3.45 acres in size and the remaining land will be 36.16 acres.

We have done a complete survey of the lot and the plan provided is based on that survey. Much of the perimeter is based on stonewalls and/or previously monumented corners. There are a few boundary markers that will need to be set as a result of this plan. We have asked for three waivers for this subdivision project to full wetlands, water features, and ledge/rock outcroppings. We have provided a wetland delineation of the area affected by the project.

This is a two page plan set. Sheet 1 is intended for recording and shows all boundary information and two easements which will be created as a part of this project. Sheet 2 shows topography of the entire lot, wetlands are shown enough to show buildability of the two lots, and other natural features which would not be appropriate for Sheet 1.

We have requested a variance from the Zoning Board of Adjustment due to the newly created pork chop boundary line being 34.48' from the existing house on the lot. There are no encroachments caused by this plan.

Each lot will be serviced by on-site sewer and water. Lot 10-2 will be subject to NHDES Subsurface Subdivision review, due to the size being less than 5 acres. We are applying for this concurrently with this application, and as of now it is pending. No other town or state permits are required for this application.

Thank you for your time and attention to this matter.

Berry Surveying & Engineering

Daniel O'Lone  
Project Manager



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**Application for Waiver from Regulation**  
**Town of Durham, New Hampshire**

Project name Pike Family Rev. Trust (Subdivision)

Property Address 279 Packers Falls Road Map and Lot # 14, Lots 10-2

Site Plan: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Boundary line adjustment : x

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

7.01(C)(5) Wetlands/water features/ledge and rock outcroppints delineated on the entire parcel

Reason/justification(s) for the waiver request: We have provided a wetland delineation and full topographical survey in the area affected by the lot line revision. Providing this information on the entirety of the site would be

a financial burden on the applicant, and would not result in a dataset which would let the board make a more informed decision.

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

(1) x 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) \_\_\_\_\_ 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: Berry Surveying & Engineering

Applicant? \_\_\_\_\_ Agent? x Today's date 1-19-2022

E-mail Address: berrysurvey@metrocast.net Phone # 603-332-2863

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

Waiver approved: \_\_\_\_\_ Waiver denied: \_\_\_\_\_

Comments: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



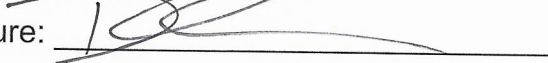
# **Subdivision (Minor) Checklist – for formal application**

For a subdivision with three or fewer total lots or one without a new road

Town of Durham Planning Department

***\*To be filled out by the applicant/agent***

Project Name: Pike Fam. Rev. Trust Map: 14 Lot: 10-2 Date: 1-19-22

Applicant/agent: Berry Surveying & Engineering Signature: 

*Please see the Durham Subdivision Regulations for more information. Note that various items may be submitted later.*

<u><b>General Items</b></u>	Yes	No	N/A	Waiver Requested	Comments
<b>15</b> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>3</b> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>15</b> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electronic copy of plans and application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>15</b> sets letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fee for application and notices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list (See Karen)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

## **Plan Information**

Basic information including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Vicinity sketch - no less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff)	<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"/>	_____
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

(over)

	Yes	No	N/A	Waiver Requested	Comments
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Information on abutting properties:

- owner name  Yes  No  N/A  Waiver Requested \_\_\_\_\_
- owner address  Yes  No  N/A  Waiver Requested \_\_\_\_\_
- tax map and lot #  Yes  No  N/A  Waiver Requested \_\_\_\_\_

**Zoning**

Zoning designations of subject parcel and in vicinity of parcel  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Zoning requirements for district:

- frontage  Yes  No  N/A  Waiver Requested \_\_\_\_\_
- lot dimensions  Yes  No  N/A  Waiver Requested \_\_\_\_\_
- setbacks  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Zoning overlay districts  Yes  No  N/A  Waiver Requested \_\_\_\_\_

**Platting**

Surveyed property lines including:

- existing and proposed bearings  Yes  No  N/A  Waiver Requested \_\_\_\_\_
- existing and proposed distances  Yes  No  N/A  Waiver Requested \_\_\_\_\_
- existing and proposed pins  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Existing and proposed locations of:

- monuments  Yes  No  N/A  Waiver Requested \_\_\_\_\_
- benchmarks  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Proposed square footage for each lot  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Subdivision # on each lot (1, 2, 3, etc.)  Yes  No  N/A  Waiver Requested \_\_\_\_\_

**Topographic and Site Features**

Existing buildings and structures  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Existing driveways and access points  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Contour lines and spot elevations  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Soil types and boundaries  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Soil test pit locations, profiles, and depth to water table and ledge  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Percolation test locations and results  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Water features (ponds, streams)  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Wetlands, including name of certified wetlands scientist & license #  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Statement whether located in flood area, and if so, 100 year flood elevation  Yes  No  N/A  Waiver Requested \_\_\_\_\_

Delineation of treed and open areas  Yes  No  N/A  Waiver Requested \_\_\_\_\_



	Yes	No	N/A	Waiver Requested	Comments
Overview of types of trees and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stone walls and archaeological features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Locations of trails and paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other natural/cultural resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Utilities**

Show existing and proposed for all subject lots and within right of way. Include plans, profiles, sizes, materials, and all details, as appropriate.

Water lines/well (with appropriate radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant locations and details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2+ miles away
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any proposed drainage or grading plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

***Additional Comments:***

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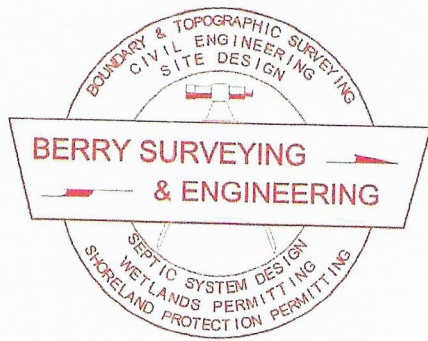
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## **BERRY SURVEYING & ENGINEERING**

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Barrington, NH 03825

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January 18, 2022

### **Abutters List**

#### **Owner of Record**

**Tax Map 14, Lot 10-2**

**Tax Map 14, Lot 10-3**

Pike Family Rev Tst  
275 Packers Falls Rd  
Durham, NH 03824  
*Book 4931, Page 1026*  
*Book 4931, Page 1028*

#### **Abutters**

**Tax Map 14, Lot 11-4**

David S & Holland C Steinberg  
271 Packers Falls Rd  
Durham, NH 03824  
*Book 4765, Page 809*

**Tax Map 14, Lot 11-5**

Matthias Z Dean-Carpenter  
Gwendolyn M Lamar  
265 Packers Falls Rd  
Durham, NH 03824  
*Book 4847, Page 916*

**Tax Map 14, Lot 21-1**

Tracy Madden Trust  
40 Wiswall Rd  
Durham, NH 03824  
*Book 4282, Page 755*

**Tax Map 14, Lot 8-3**

Town of Durham  
8 Newmarket Rd  
Durham, NH 03824  
*Book 4368, Page 780*

21-164 SELT  
275 Packers Fall Rd, Durham

**Tax Map 14, Lot 10-1**

Christopher J & Erica L Skoglund  
283 Packers Falls Rd  
Durham, NH 03824  
*Book 3770, Page 011*

**Tax Map 14, Lot 27-1**

Richard S Lyons Rev Tst  
Virginia K Lyons Rev Tst  
68 Wiswall Rd  
Durham, NH 03824  
*Book 3668, Page 298*

**Tax Map 14, Lot 27-2**

Boyle Family Rev Tst  
10 Juniper Ln  
Durham, NH 03824  
*Book 4652, Page 268*

**Tax Map 14, Lot 29**

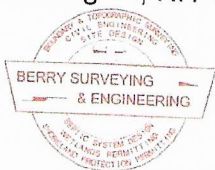
James R Cody  
Sandra P Vivolo-Cody  
96 Wiswall Rd  
Lee, NH 03861  
*Book 2716, Page 664*

**Professionals**

West Environmental Inc  
48 Stevens Hill Rd  
Nottingham, NH 03290

SELT  
6 Center St  
Exeter, NH 03833

Kenneth A. Berry PE LLS  
Christopher R. Berry, Project Manager  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825



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