



TOWN OF DURHAM
 8 NEWMARKET RD
 DURHAM, NH 03824-2898
 603/868-8064
www.ci.durham.nh.us

Town Planner's Recommendation
Wednesday, April 20, 2022

VII. **Public Hearing – Laurel Lane Lot Line Adjustment**. Lot line adjustment between 31 Laurel Lane, Map 6, Lot 10-5, owned by Donald and Elizabeth Glover and 23 Laurel Lane, Map 6, Lot 10-4, owned by Jonathan and Caroline Caron. Peter Landry, Landry Surveying. The owners are exchanging two parcels of 2,405 square feet to remove an encroachment. Residence B Zone.

➤ I recommend approval as stated below.

Draft

NOTICE OF DECISION

Project Name: Laurel Lane Lot Line Adjustment
Action Taken: APPROVAL
Project Description: Lot Line Adjustment between 23 Laurel Lane, Map 6, Lot 10-4, owned by Jonathan and Caroline Caron and 31 Laurel Lane, Map 6, Lot 10-5, owned by Donald and Elizabeth Glover
Address: 23 Laurel Lane and 31 Laurel Lane
Property Owner: Caron and Glover
Surveyor: Peter Landry, Landry Surveying
Zoning: Residence B
Date of approval: April 20, 2022

[Office use only. Date certified: _____]

“Applicant” herein refers to the applicants and their agents, successors and assigns.

CONDITIONS PRECEDENT

All of the conditions precedent below must be met by the applicant prior to the plans being certified by the Town Planner. Certification of the plans is required prior to recording the plans. Once these conditions precedent are met and the plans are certified the approval is considered final.

Please note. If all of the precedent conditions are not met within one year of the board’s approval - by April 20, 2023 - the Planning Board's approval will be considered to have lapsed. Extension(s) may be granted by the Planning Board for reasonable cause. *It is the sole responsibility of the applicant (or their agent) to ensure that the conditions precedent*

are met by this deadline. See RSA 674:39 on vesting. No changes to the plans that were reviewed and approved by the Planning Board on April 20, 2022 may be made except for the specific required changes that follow.

Plan Modifications

Make the following modifications to the plan that were reviewed and approved by the Planning Board:

- 1) Correct Lot numbers and Caron to Glover and Glover to Caron in Note 1.
- 2) Approval block. Change the approval block to read: “Final Approval by Durham Planning Board. Certified by Michael Behrendt, Town Planner
_____ Date _____”
- 3) Add note: “For more information about this lot line adjustment, or to see the complete plan set, contact the Town of Durham Planning Department, 8 Newmarket Road, Durham, NH 03824. (603) 868-8064.”

Other Conditions Precedent

- 4) Signature. Sign this notice at the bottom.
- 5) Notarized deed. The applicants must submit to the Planning Department drafts of the two deeds which will complete the conveyance of the affected parcels. (After the plat is certified by the Planning Department the original deeds and the plat will then be recorded simultaneously).
- 6) Final drawings. The following complete sets of final approved drawings shall be submitted for signature (except the electronic version) by the Town Planner: a) two large sets of black line drawings (one for recording); b) one set of 11"x17" drawings; plus c) one electronic version by pdf. Each sheet must be stamped and signed by the land surveyor.

CONDITIONS SUBSEQUENT AND GENERAL TERMS

All of the conditions below are also attached to this approval.

- 7) Recording. The plat, this notice of decision (per RSA 676:3 III), and the deeds must be recorded together at the Strafford County Registry of Deeds within 60 days of when the plat is certified. Failure to comply with this requirement herein shall render the lot line adjustment null and void.
- 8) Approval. All of the documentation submitted in the application package by the applicant is part of this approval.

Findings of fact. **A)** The applicant submitted an application, supporting *documents*, and plans for the project; **B)** The Planning Board held a *public hearing* on the application on April 20, 2022; **C)** The Planning Board reviewed the application in accordance with the Durham Zoning Ordinance, the Durham Subdivision Regulations, and other applicable law and found that the application *meets all requirements*; and **D)** The Planning Board duly *approved the application* as stated herein.

Signature(s). As the applicant(s), I/we accept and acknowledge all of the terms and conditions of this approval herein.

Signature of applicant

date

Printed name of applicant and address

Signature of applicant

date

Printed name of applicant and address

Signature of applicant

date

Printed name of applicant and address

Signature of applicant

date

Printed name of applicant and address

Signature of Planning Board Chair

date

Printed name of Planning Board Chair