

## Karen Edwards

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**From:** Michael Behrendt  
**Sent:** Thursday, March 24, 2022 3:15 PM  
**Subject:** Durham Point Road - driveway CU  
**Attachments:** Plan 30-10.pdf

To the Planning Board,

Please see the attached drawing. Scott Boudreau showed this to the board last night. It is a lot line adjustment from 1986. It shows an area in the middle of the subject lot as "Wetland Conservation District." *This area gives a rough idea of where the wetlands likely lie in the front half of the lot.*

The Town's Wetland Conservation District in 1986 included very poorly and poorly drained soils which cover lands similar to wetlands but not the same as wetlands. And one can't tell how this area was determined. It is shown loosely with no measurements. The ordinance at the time referred to a wetland overlay district map but that is at large scale and very general. It looks like there was some on-site inspection done.

I think it gives a pretty good view of where the wetland lies because it lines up fairly well with the section of the lot which *was* delineated for this application. The wetland likely extends to the south (toward the lower left on the drawing; see the north arrow) where the swale/ravine runs. The swale is the area below the wetlands where the contour lines are not as close. This is the low area that the wetland drains to. The swale runs to the east to the Oyster River (to the lower right on the plan). Beyond the swale, to the south of the lot (toward the lower left corner), the contours rise continually. There may be some small pockets of wetlands in that area.

Thus, it appears that there is no other way to reach the back half of the lot without going through actual wetlands or the wetland buffer. The house could probably be sited in the front of the lot, close to Durham Point Road, without impacting any wetlands or the wetland buffer but I think to require that would be unreasonable given the value and nature of this 50-acre waterfront lot.

The board should get a good sense of the lot at the site walk. If the board believes that additional wetland delineation is needed after the site walk then the applicant will need to provide it at that time.

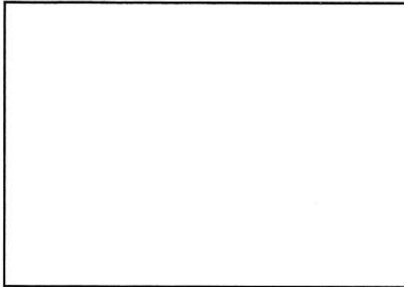
**Michael Behrendt**  
Durham Town Planner  
Town of Durham

8 Newmarket Road  
Durham, NH 03824  
(603) 868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**From:** Scott Boudreau <[scott@boudreauls.net](mailto:scott@boudreauls.net)>  
**Sent:** Thursday, March 24, 2022 2:02 PM  
**To:** Michael Behrendt <[mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us)>  
**Subject:** Re: Conservation Commission Agenda \*

**Scott Boudreau**

NH Licensed Land Surveyor #961  
ME Professional Land Surveyor #2455



(603)659-3468  
[scott@boudreauls.net](mailto:scott@boudreauls.net)  
[www.boudreauls.net](http://www.boudreauls.net)

On Wed, Mar 23, 2022 at 5:29 PM Michael Behrendt <[mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us)> wrote:

To the Conservation Commission (and applicants),

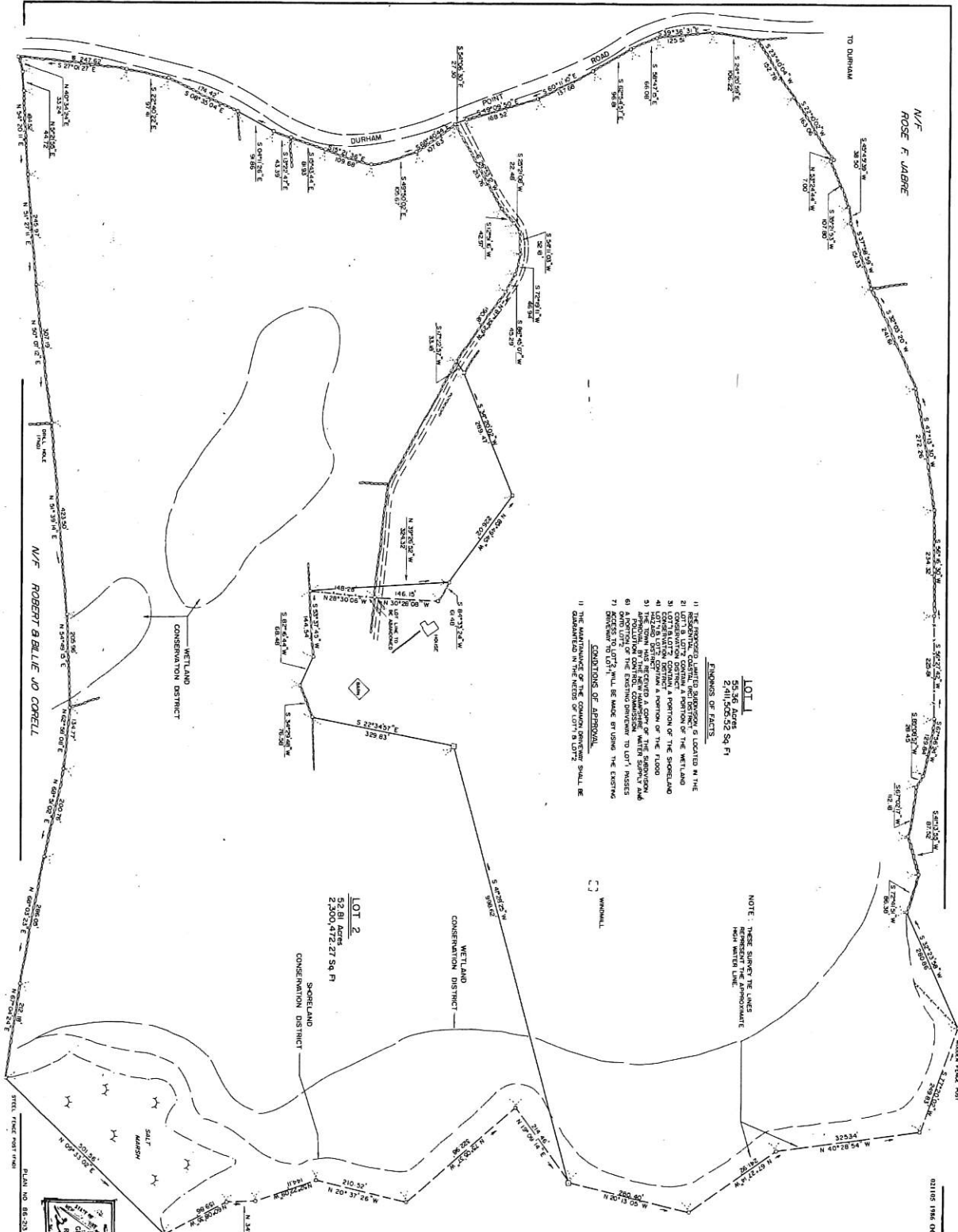
The agenda for the Conservation Commission meeting this coming Monday, March 28, is attached.

**Michael Behrendt**

Durham Town Planner

Town of Durham

8 Newmarket Road

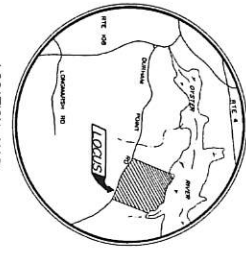
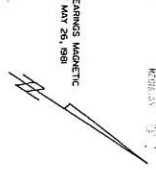


021105

SSR DT - 2 - T-3-2

DURING THE OCT 2 JAN 2024 SCUD

ALL BEARINGS MAGNETIC AS OF MAY 26, 1981



LOCATION MAP

**LOT 1**  
55.36 Acres  
2,411,025.52 Sq Ft

**LOT 2**  
52.81 Acres  
2,300,472.27 Sq Ft

NOTE: THESE SURVEY THE LINES FROM WATER LINE

CONDITIONS OF APPROVAL:  
1) THE MAINTENANCE OF THE COMMON DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1 & LOT 2

**OYSTER RIVER**

**NOTES**

- 1) RAILROAD TRAILERS: ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000
- 2) 100' DIAMETER STEEL SHAVE SET AND CORNER WITH A METAL 10 DISC CHANGED SECONDARY BNC NEWARK, NH
- 3) FOR REFERENCE SEE THE SUBDIVISION OF LAND FOR THE TOWN OF DURHAM, NH, PLANNING BOARD, ASSOCIATES AND RECEIVED SEC 12A-480
- 4) ACTUAL BOUNDARY LINE FOLLOWS NORTH EDGE HIGH WATER

APPROVED BY THE TOWN OF DURHAM PLANNING BOARD

*[Signatures]*

DATE: 10/24/2024



**BOUNDARY LINE ADJUSTMENT**

FOR  
**JANANNE M. MENNITT**

**V. CONTENT M. RICHMOND**  
DURHAM, NH

*Seacoast Engineering Associates, Inc.*  
15 BARBER DRIVE  
GREENLAND, N.H.

DESIGNED BY: M.E. STENGER  
CHECKED BY: C.V. ROE  
DATE: AUGUST 25, 1988  
SCALE: 1" = 100'

PLAN NO. BE-203  
STILL, FINE, COPY FROM