

Karen Edwards

From: Michael Behrendt
Sent: Monday, March 28, 2022 1:09 PM
Subject: Durham Point Road CU - email from Peter Howd
Attachments: DPR Map 11-38-2 Subdivision.pdf; DPR Map 11-38-2 Overview.pdf

To the Conservation Commission and Planning Board,
Please see the information below and attachments from Peter Howd, applicant for this conditional use. He is correct on the first point. The original 1981 2-lot subdivision and the 1986 lot line adjustment require that access to the subject lot be taken from the existing driveway access on Durham Point Road. The driveway could veer off that access at any location though.

Michael Behrendt
Durham Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824
(603) 868-8064
www.ci.durham.nh.us

From: Peter Howd <peterhowd@gmail.com>
Sent: Sunday, March 27, 2022 3:24 PM
To: Michael Behrendt <mbehrendt@ci.durham.nh.us>
Cc: Scott Boudreau <scott@boudreauls.net>; Karon Walker <karonswalker@gmail.com>; Michael Graf <michael@michaelgrafarchitect.com>
Subject: Walker Durham Point Rd (Map 11 Lot 38-2)

Mr. Behrendt,

Based on the discussions at the Planning Board meeting on 3/23/2022 I've assembled some of the additional materials we found during our due diligence to provide some background and general setting for both the Planning Board and the Conservation Commission.

The first file contains scans of the 1981 subdivision application, the Planning Board meeting minutes for the decision and the plan that was recorded at that time. The 1981 plan was superseded by a minor lot line revision in 1986 (Plan 86-213, approved 10/2/1986), but the Findings of Fact and Conditions of Approval remained unchanged. Findings of Fact (7) and Conditions of Approval bind us to using the existing shared driveway shown in our application.

The second file contains 4 overview images taken from GranitView. The upper left panel shows simply the approximate lot lines for reference. The upper right superimposes NWIPlus wetland/water characteristics. Note that this characterization of wetlands and riverine soils bisects the lot. We recognize that these classifications do not necessarily represent or replace more detailed delineations, but do serve as a reliable first glance. I've found the Granit representations tend to underestimate actual on-the-ground wetlands delineations. The bottom left panel superimposes 10 foot lidar topographic contours over the lot lines. At the scale of this view GranitView defaults to 10 ft intervals because of line thickness and on-screen resolution. 2-foot data are available and shown in our application, but these are sufficient to show the lot is bisected by an incised valley/channel/swale. The final panel combines topography and wetlands. It gets a bit busy, but does show how the topography and wetlands dominate the central portion of the lot. Again, these are for context only, we understand that our more intensive wetland survey along the proposed driveway route has identified additional wetlands and associated buffers. We continue to feel our proposed driveway spur minimizes the cumulative impact of building a single family residence while honoring the Findings of Fact and the unique characteristics of this lot.

We look forward to the Planning Board site walk on April 16th.

Peter

Peter Howd, PhD
peterhowd@gmail.com
Cell (727) 439-6517

Environmental Policy and Planning:

Wilton Zoning Board of Adjustment (Alternate)
Wilton MS4/Stormwater and Erosion Management Team
Souhegan River Local Advisory Committee (SoRLAC)
Commissioner - Nashua Regional Planning Commission
UNH CoastWise 2021-22 Cohort

Science Literacy and Outreach:

UNH Extension STEM Docent
UNH Extension Marine Docent
Wilton Public Library Board of Trustees (Alternate & Asst Treasurer)
Wilton Conservation Commission (Outreach and Education Volunteer)

MINUTES

McNITT/RICHMOND PUBLIC HEARING
Wednesday, August 19, 1981

PRESENT: Lincoln Peirce, Pat Samuels, Sheldon Prescott, Bob Holland, Bruce Bragdon (David Walker)

Absent: Gail Ulrich, Jerry Taube

Others Present: Gene Roe (Seacoast Associates), V. Content M. Richmond

The McNitt/Richmond Public Hearing convened at 7:45 P.M. The Site Team for this subdivision was Pat Samuels and Lincoln Peirce. David Walker noted that the sight distance exiting from the present driveway, and heading back towards town was limited, but this was an existing driveway and nothing could be done at this time. The existing driveway will serve both lots, utilizing the common driveway and it is assumed future lots in this area would be served from this common driveway. The Findings of Fact and Conditions of Approval are as follows:

FINDINGS OF FACT

1. The proposed limited subdivision is located in the Residence Coastal (RC) District.
2. Lot #1 and Lot #2 contain a portion of the Wetland Conservation District.
3. Lot #1 and Lot #2 contain a portion of the Shoreland Conservation District.
4. Lot #1 and Lot #2 contain a portion of the Flood Hazard District.
5. The Town has received a copy of the subdivision approval by the New Hampshire Water Supply and Pollution Control Commission.
6. A portion of the existing driveway to lot #1 crosses onto Lot #2.
7. Access to Lot #2 will be made by using the existing driveway over Lot #1.

CONDITIONS OF APPROVAL

1. The maintenance of the common driveway shall be guaranteed in the needs of lot #1 and lot #2.

The Public Hearing adjourned at 7:55

Pat Samuels,

Pat Samuels moved approval of the McNitt/Richmond Limited Subdivision, subject to the Findings of Fact and Conditions of Approval; seconded by Sheldon Prescott. All voted in favor.

TOWN OF DURHAM, NEW HAMPSHIRE - PLANNING BOARD

Application for Regular _____ Limited x Subdivision

Date of Submittal: June 30, 1981 Date received by clerk: _____

Name of Subdivider: Jananne M. McNitt & V. Content M, Richmond
9546 Cunningham Rd. 32 Harris St.
Address: Cincinnati OH 45243 Acton MA 01720

Owner(s) of Record: same as above

Address: _____

Name & Addresses (including street & no.) of abutters and across street owners:

(continue on back, if necessary)

Name of Subdivision: -

Area of land to be subdivided 108 acres Proposed # of lots 2

No. of new streets to be created 0 Total length _____ miles

Will open space be left? - Total area _____ acres

Zoning District in which subdivision is located _____

Type of utility: Sewer _____ Water (how provided) _____

Storm drains _____ Fire hydrant (distance) _____

Name & Address of Engineering, Surveyor, Architect or Designer:

Seacoast Engineering Associates, Inc.
P.O. Box 325
Newmarket NH 03857

Signature of Applicant: Jananne M. McNitt
V. Content M. Richmond

TO BE COMPLETED BY THE PLANNING BOARD

Preliminary Layout (optional) Accept ✓ Reject _____ Date 7/15/81

Final Plat: Date Received: _____

Date of on-site inspection: 7/27 Date of Hearing, if any 8/19/81

Accept ✓ Reject _____ Date 8/19/81

Conditions: See Findings of Fact & Conditions of
Approval in P.B. Minutes of August, 19, 1981

SI SEP-3 PR 7/83

James M. Clegg
REGISTER OF DEEDS
STANFORD COURT

ALL BEARINGS MAGNETIC
AS OF JAN 28, 1986.



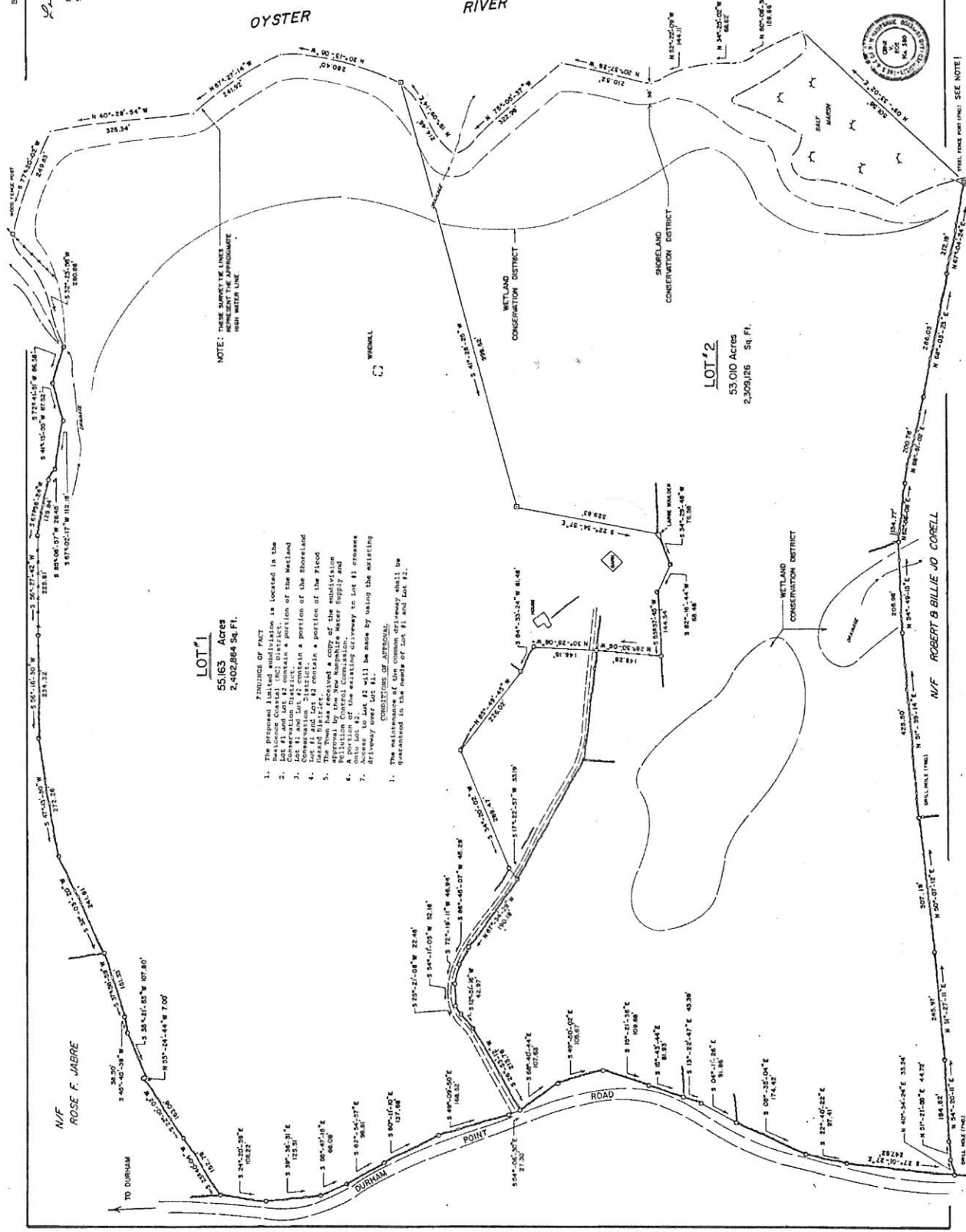
LOCATION MAP
(NOT TO SCALE)

NOTES
RANDOM TRANSVERSE ERROR OF CLOSURE:
LESS THAN 1 PART IN 10,000.
O INDICATES STEEL STAKE SET AND CAPPED
BY AN ENGINEER, SURVEYOR, LEADCAST
EVAL. NEWARKET, N.H.
ACTUAL BOUNDARY LINE FOLLOWS NORTH EDGE
OF HIGHWAY. CHECK TO IT'S INTERSECTION WITH
HIGH WATER.

APPROVED BY THE TOWN OF DURHAM
PLANNING BOARD:
[Signature]
DATE: August 5, 1984



SUBDIVISION OF LAND
FOR
JANANNE M. McMITT
V. CONTENT M. RICHMOND
DURHAM, NEW HAMPSHIRE
Seacoast Engineering Associates, Inc.
NEWARKET, N.H.
P.O. BOX 333
DRAWN BY: S. THOMPSON CHECKED BY: S.V. ROE
DATE: JUNE 26, 1983 PLAN NO. 88-115



LOT #1
55.163 Acres
2,402,884 Sq. Ft.

LOT #2
53.010 Acres
2,309,126 Sq. Ft.

- FINDINGS OF FACT**
1. The proposed subdivision is located in the Seacoast Coastal (SC) District.
 2. Lots #1 and #2 contain a portion of the Wetland Conservation District.
 3. Lot #1 and Lot #2 contain a portion of the Shoreland Conservation District.
 4. Lot #1 and Lot #2 contain a portion of the flood plain.
 5. The Town has received a copy of the subdivision approval by the New Hampshire Water Supply and Sewerage Commission.
 6. A portion of the existing driveway to Lot #1 crosses the driveway to Lot #2.
 7. Access to Lot #2 will be made by using the existing driveway over Lot #1.
- CONDITIONS OF APPROVAL**
1. The maintenance of the common driveway shall be guaranteed to the benefit of Lot #1 and Lot #2.



SEE NOTE 1



Layers

Standard GRANIT Layers

Filter Layers...

- Surface Water
- Streams
- Water Bodies
- Other Water Features
- Shoreline Buffer Zone
- Wetlands
- National Wetlands Inventory - Version 2
- Aquifer Transmissivity
- Location and Geodetic Networks
- Transportation Networks
- Utilities and Communications
- Elevation

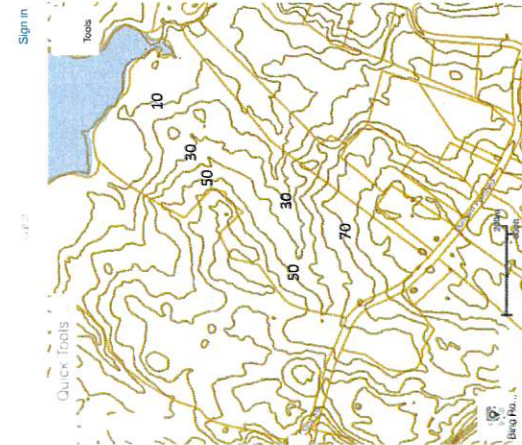


Layers

Standard GRANIT Layers

Filter Layers...

- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Reverse
- National Wetlands Inventory - Version 2
- Aquifer Transmissivity
- Location and Geodetic Networks
- Transportation Networks
- Utilities and Communications
- Elevation

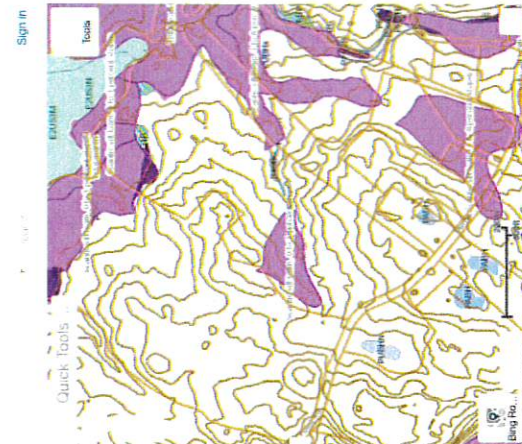


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