



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**Town Planner's Project Review**  
**Wednesday, August 10, 2022**

IX. **14 Schoolhouse Lane – 2-lot Subdivision.** 2-lot subdivision of 1.3-acre lot with single-family house. Bill Matson, property owner. Bruce Scamman, engineer. John Salter of James Verra Associates, surveyor. Kevin Baum, attorney. Map 108, Lot 73. Residence A District.

➤ I recommend that the board accept the application as complete, schedule a site walk, and schedule the public hearing.

Please note the following:

- 1) This subdivision will include one lot with 20,003 square feet, with the existing house at 14 Schoolhouse Lane. The new vacant lot will include 37,835 square feet. The minimum lot size in the Residence A District is 20,000 square feet. The minimum frontage is 100 feet.
- 2) There are some nonconformities with setbacks for the existing house but they are grandfathered. The new side lot line will accommodate the required 10 foot setback.
- 3) Both lots are served by Town water and sewer. A sewer easement will be created for the new lot for the existing sewer that serves the house lot. It should be clarified where sewer for the new lot will be provided.
- 4) There is an existing small cemetery on the new lot.
- 5) The house has two accessory dwelling units. Only one is permitted; the two are grandfathered. They do not affect minimum lot size because they are accessory to the house rather than separate dwelling units.
- 6) There are no wetlands on the parcel.
- 7) There will be an odd extension at the rear of the proposed house lot. This is needed to meet the minimum lot size requirement. It should not cause any problem.
- 8) Electric service for the new lot will need to be placed underground though placement of a new pole at the front of the lot may be necessary.
- 9) The buyer of the new lot will need to pay the School Impact Fee of \$3,699 prior to the certificate of occupancy. The impact fee will be assessed as part of this subdivision.
- 10) The site is within a ¼ mile of the Oyster River. I will let the Local Advisory Committee know about the application.