



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, September 28, 2022

Public Hearing - 20 Adams Point Road – 2-Lot Subdivision. 2-lot subdivision of 34-acre parcel at the southeast corner of Adams Point Road and Bay Road. Anthony and Natalie Diberto, owners. Chris Berry, Berry Surveying. Map 230, Lot 7. Residence Coastal District. *Accepted* on August 24.

- I recommend that the board hold the public hearing, discuss pertinent issues, and continue the review and the public hearing to October 12.

If all is in order the application should be read for final action on October 12. There are a few things to look at before then:

- The board is holding a site walk at 5:00 pm on September 28 which should be helpful in understanding the site.
- I just received the conservation easement and need to review that.
- There is a question where access would be taken to the buildable area. Should it come from Adams Point Road and would the state grant a driveway permit or should it come from Durham Point Road? How is the sight distance? Is it appropriate for the applicant to pursue a conditional use to allow for the road to be placed further from Adams Point Road within the wetland buffer?
- How large is the buildable area and is there any concern about this area accommodating a new single-family house?
- Is there any concern with the leach field?
- How should the electric lines be run?