



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

### **NOTICE OF DECISION**

**Project Name:** 4 Riverview Court Conditional Use  
**Action Taken:** APPROVAL  
**Project Description:** Expansion of driveway; burying of electric line; and installation of retaining wall, boulder wall, shed, and drainage structure within the Shoreland Protection Overlay District  
**Property Owner:** Arthur and Deborah McManus  
**Applicant:** Arhtur and Deborah McManus  
**Professional:** Chris Guida, Fieldstone Land consultants, wetland and soil scientist  
**Map and Lot:** Map 214, Lot 11  
**Zoning:** Residential Coastal and Shoreland Overlay District  
**Date of approval:** January 8, 2025

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The application is approved as submitted provided the applicant submits a planting plan to the Town Engineer and/or Town Planner for approval. The plan shall include a natural ground cover and shall not include any lawn. All elements must be installed as approved unless otherwise approved by the Town.

For any change that is integral to the project a new conditional use or other consideration by the Planning Board will be required. For any change that has no adverse impact upon the Shoreland the change (reducing the size of the driveway, for example) may be approved administratively. Please apply to the Code Enforcement office to apply for the necessary permits

Findings of fact. As part of this review and approval the Durham Planning Board finds the following: **A)** The applicant submitted an application, supporting *documents*, and plans for the project; **B)** The Conservation Commission reviewed the application on December 23 and recommended a finding that the 4 SPOD criteria are met **C)** The Planning Board held a *public hearing* on the application; **D)** The Planning Board reviewed the application in accordance with the Durham Zoning Ordinance and found that the eight criteria for *conditional uses* and the four special criteria are adequately; and **E)** The Planning Board duly *approved the application* as stated herein. Substantial records are maintained of the process and documentation submitted in the Planning Department.