



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, December 11, 2024

VIII. ***Public Hearing - 9-11 Young Drive Condominium Conversion***. Application under the Subdivision Regulations to create a two-unit condominium. One half of the proposed structure is completed and the other half is planned for construction. Young Drive LLC, property owner, c/o Francis Chase as agent. Map 107, Lot 92. Coe's Corner District.

- I recommend approval of the application as shown below. *I will get a response back from the Town Attorney shortly regarding the second unit not being built yet. I will share that response once I hear.*

Draft

NOTICE OF DECISION

Project Name: 9-11 Young Drive Condominium
Action Taken: APPROVAL
Project Description: Creation of a new two-unit condominium at 9-11 Young Drive.
Applicant: Francis Chase, agent
Property Owner: Young Drive, LLC
Map and Lot: Map 107, Lot 92
Zoning: Coe's Corner
Date of approval: December 11, 2024

The condominium conversion were approved by the Planning Board as presented with the following terms and conditions.

- 1) **Recording**. This notice of decision shall be recorded at the Strafford County Register of Deeds with the condominium documents.
- 2) **Town Review**. This approval is granted pursuant to the Durham Zoning Ordinance and Subdivision Regulations. The Town looked only for clear omissions or problems in accordance with those regulations. The creation of condominium documents and sale of condominium units is a private transaction, subject to "buyer beware" standards. The Town did not conduct a thorough review of every aspect of the condominium documents as that is beyond the scope of the Town's regulations.
- 3) **Status of construction**. Construction of the second proposed unit has not commenced as of the date of this approval though the applicant plans to begin construction in the near future. The applicant desires to convey the unit that is completed/near completion to a potential buyer as soon as possible. The condominium documents recognize this fluid nature of the condominium. It is the sole responsibility of the applicant and the buyers of both units to

perform their due diligence regarding this fluid nature of the two-unit condominium and the potential effect upon management of the association, payment of any dues, access for construction and other related matters.

Findings of fact. a) The applicant submitted an application and supporting documents including site plans, floor plans, declarations, and bylaws; b) The Planning Board held a public hearing on the application on December 11, 2024; c) The Planning Board reviewed the application in accordance with the Durham Zoning Ordinance and the Durham Subdivision Regulations, and found that the application meets all requirements; and d) The Planning Board duly approved the application as stated herein.

Signature of applicant/agent

date

Printed name of applicant/agent

Signature of Planning Board Chair

date

Printed name of Planning Board Chair