

Michael
Audrey,

At our Conservation Commission meeting on 9 June 2016, Rick Renner presented a proposed plan to build a single home on the lot he owns on Newmarket Road. The plan showed a single house on the lower half of the property with a well in the lower area (inside the the 75 foot wetland setback). The proposed leach field was located on the upper half of the lot.

The Conservation Commission discussed the plan (attached) and noted the following:

1. The proposed well location was with the 75 foot setback. This was noted as a permitted use inside the setback. The Commission agreed that the well location was appropriate and we recommend that it be allowed by the town.
2. The Commission recommended that the approved plans include standard notes from the site engineer to control erosion and spoils from the drilling and construction so as not to impact the Mill Pond and Oyster River.
3. The Commission also noted that the plan to include a single home on the the lot in the lower area, outside the wetland setbacks as shown on the plan, was a lower impact use on the property than an earlier two home plan we viewed. The lower lot location would preserve the views on Rt 108 gateway into town by situating the house behind the knoll on the upper property.
4. The Commission noted that the owner's intention to get approval for a single home would be more desirable than a two house plan which might be possible on this property. The Commission thought a single house plan with some possible minor impact on wetland was a reasonable approach with a limited impact on adjacent waterways.

Overall, the Commission agreed with the plan that was presented and thinks a single house on the lower part of the lot with a well located within the wetland setback is the best approach for this circumstance.

Sincerely,
Robert Sullivan
Chair, Durham Conservation Commission