



January 19, 2021

Michael Behrendt
Durham Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824

Dear Michael,

This letter is intended to inform you of our interest in presenting a conceptual site plan for 190 Piscataqua Road, Durham NH, to the Durham Conservation Commission, on January 25th 2021.

The goal for the project is to install a new residence on the existing lot with accompanying landscaping and site features. The lot sits on the shoreline of Little Bay and has a pocket of poorly drained wetland soils located in the central portion of the site. The wetlands area and shorefront, as well as the side yard setbacks, create an oddly shaped building envelop. The existing lot has a number of structures, including the main house, that currently sit in non-conforming locations within side yard, shorefront and wetlands buffer setbacks. There is minimal existing landscaping around the property, as well as a large sloping lawn area that transcends into the shorefront and wetland buffer areas.

Currently there are 4,414 square feet of non-conforming building space on the lot. Our proposal is to remove the main house and other outbuildings and construct a new residence that straddles the setback lines between the shorefront and wetlands buffers. The new proposal includes 4,083 square feet of proposed non-conforming building space, resulting in an overall reduction in the nonconforming footprint. Additionally the proposal pulls the main house back significantly from the shorefront buffer along Little Bay and repositions a majority of the new home's footprint within the conforming building envelop. The proposed site plan introduces, increased native plantings in both the shorefront and wetlands buffer, a decrease in impervious driveway surface within the wetlands buffer, the use of permeable pavement technologies in the wetlands and shorefront buffers, as well as a new comprehensive storm water management plan for the entire site, utilizing BMPs and localized bio-retention areas around the house and surrounding landscape spaces.

Enclosed are aerial photos of the site, as well as existing and proposed conditions plans outlining the project details. I greatly appreciate the opportunity to discuss this project further with you.

Respectfully Submitted,

A handwritten signature in black ink, reading "Eric R. Buck". The signature is fluid and cursive, with a long horizontal stroke at the end.

Eric R. Buck, PLA, ASLA

Owner/ Landscape Architect
Terrain Planning & Design LLC



190 Piscataqua Rd



190 Piscataqua Rd



190 Piscataqua Rd



190 Piscataqua Rd

PLAN REFERENCES:

1. LOT LINE ADJUSTMENT PLAN FOR DALE EICHORN IN DURHAM, NH, SCALE OF 1"=50' DATED FEBRUARY 6, 1991 LAST REVISED FEBRUARY 19, 1991 PREPARED BY BRUCE L. POHOEK, LAND SURVEYORS, DOVER, NH AND RECORDED AS PLAN NO. 38A - 84 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.
2. SUBDIVISION PLAN OF LAND IN DURHAM, NH SURVEYED FOR KELVIN JOHNSON ET UX. SCALE OF 1"=50', DATED JUNE 1980, PREPARED BY ROBERT NOLTE, LAND SURVEYOR, CONCORD, NH AND RECORDED IN P-3 F-2 PLAN 28 IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.

NOTES:

1. SUBJECT LOT:
DURHAM TAX MAP 12 LOTS 7-0 AND 6-2
190 AND 194 PISCATAQUA ROAD
DURHAM, NH
2. RECORD OWNERS:
LOT 12-6-2
JOHN LELAND
194 PISCATAQUA ROAD
DURHAM, NH
S.C.R.D. BOOK 1739 PG. 308
- LOT 12-7-0
TOM AND ERIN DALY
5 JASPER LANE
NASHUA, NH
S.C.R.D. 4709 BOOK PG. 171
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LOT LINE ADJUSTMENT.
4. CURRENT ZONE: RC / SHORELAND PROTECTION DISTRICT OVERLAY
MIN UPLAND LOT AREA: 150,000 S.F.
MIN LOT FRONTAGE: 300'
MIN SHORELAND FRONTAGE: 200'
5. A VARIANCE WAS GRANTED BY THE DURHAM ZBA AT THEIR MEETING ON NOVEMBER 10, 2020 FOR RELIEF FROM THE MINIMUM FRONTAGE REQUIREMENT FOR LOT 12-6-2.
6. THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEDERAL F.I.R.M. FLOOD RATE MAP FOR DURHAM, NH, STAFFORD COUNTY, PANEL NO. 33017C0340E, WITH AN EFFECTIVE DATE OF 9-30-15.

12-3-5
SMITH REV TRUST,
JEFFREY & HEATHER, TR.
195 PISCATAQUA ROAD
DURHAM, NH 03824
Book & Page 2742/0142

12-3-2
JOSHUA G SMITH
1 BACK RIVER ROAD
DURHAM, NH 03824
Book & Page 4061/0389

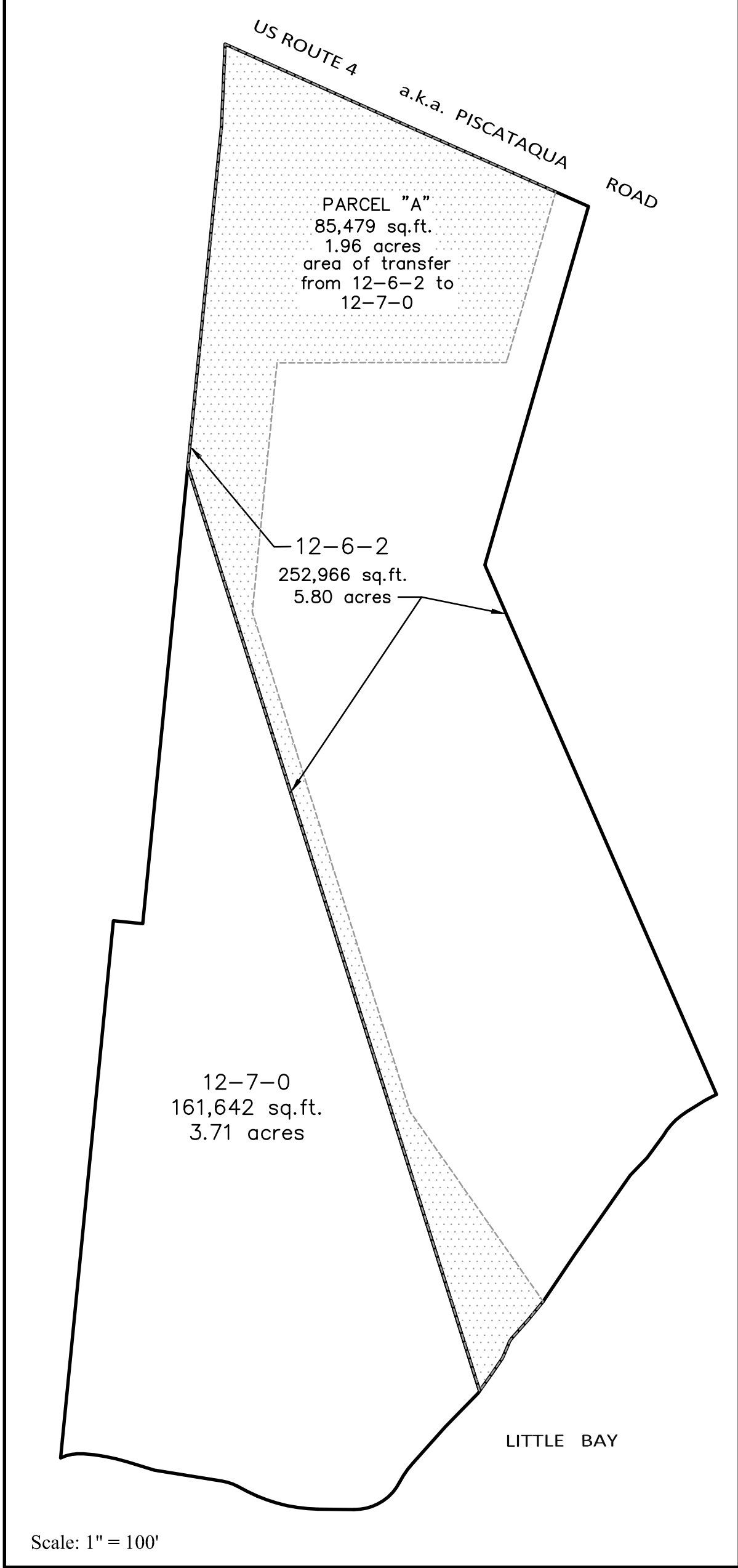
12-6-1
LELAND FAMILY, LLC
431 DOVER POINT ROAD
DOVER, NH 03820
Book & Page 3767/0429

12-6-3
OLSEN, MICHAEL J
OLSEN, ERIN A
196 PISCATAQUA ROAD
DURHAM, NH 03824
Book & Page 3745/0207

12-6-2
167,487 sq.ft.
3.84 acres
-16,961 sq. ft. Wetland
= 150,526 sq.ft.
3.45 acres
Upland Area

12-7-0
247,121 sq.ft.
5.67 acres
- 21,718 sq.ft. Wetland
= 225,403 sq.ft.
5.17 acres
Upland Area

ORIGINAL LOTS PRE LOT LINE ADJUSTMENT



Scale: 1" = 100'

Lot Line Adjustment Plan
190 & 194 Piscataqua Road
TAX MAP 12 Lots 6-2 and 7-0
Durham, NH
Strafford County

Prepared For:

Tom and Erin Daly
5 Jasper Lane
Nashua, NH

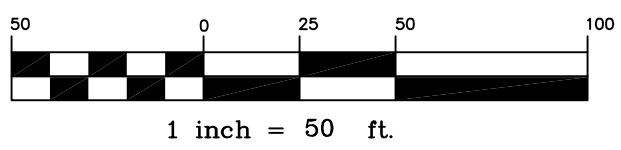
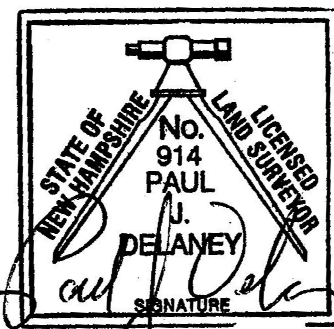
GATE CITY SURVEY
Planning Surveying Engineering

WWW.GATECITYSURVEY.COM

1 Tara Boulevard - Suite 200 - Nashua, NH 03062 Tel: 603-882-4655
Project: 20288 Scale: 1" = 50' Date: 11 / 16 / 2020 SHEET: 1 OF 1

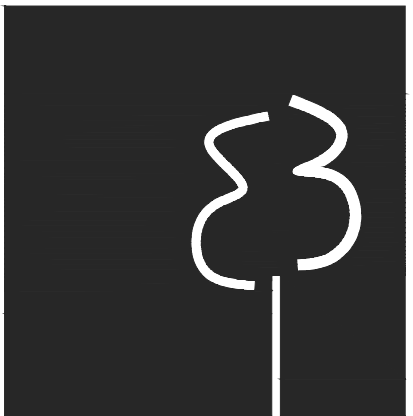
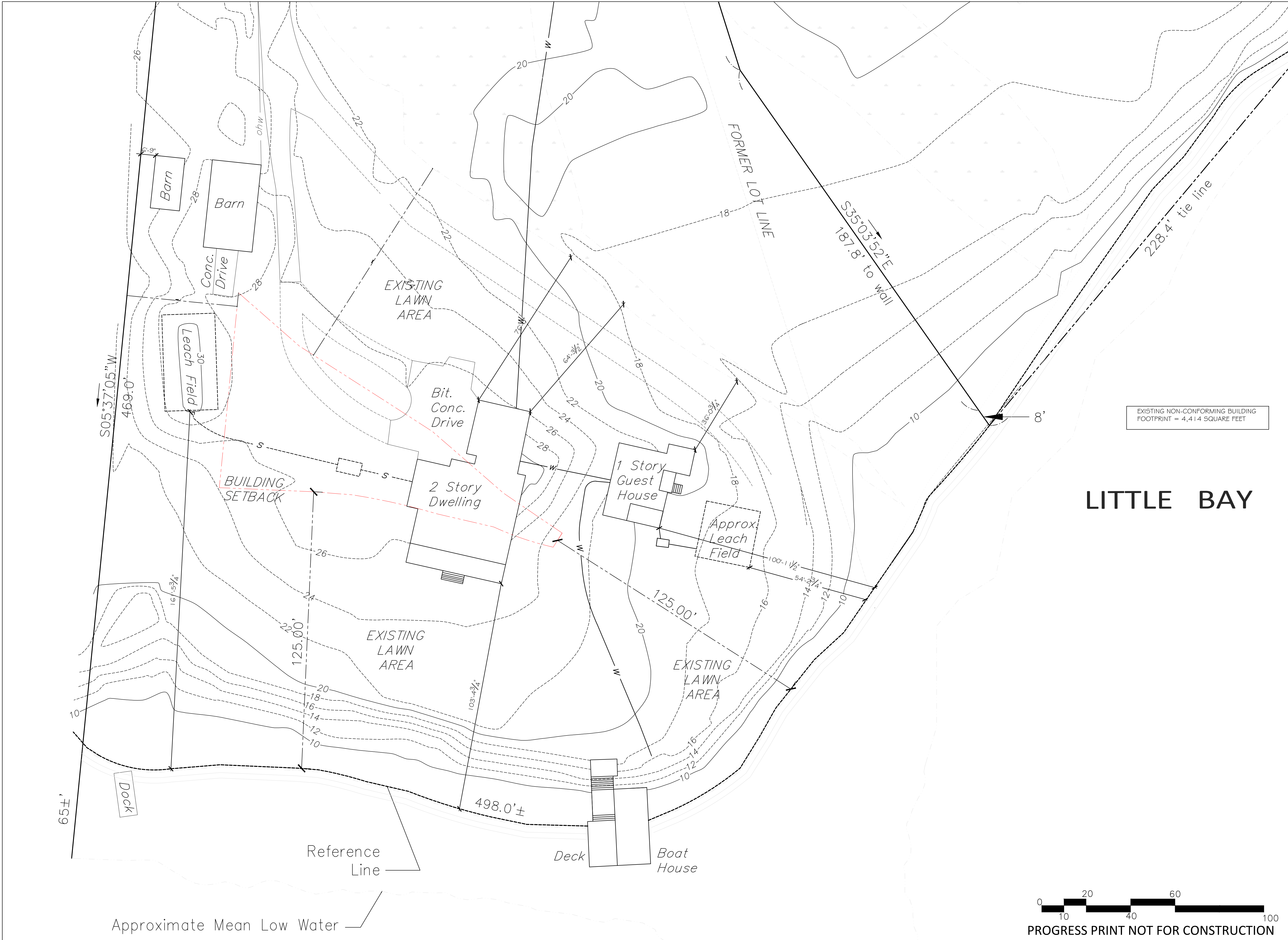
CERTIFICATION:

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED ON THE GROUND BY THIS OFFICE WITH A PRECISION OF CLOSURE GREATER THAN 1 PART IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



1 inch = 50 ft.

Approximate Mean Low Water



terrain
planning & design llc

311 kast hill road
hopkinton nh 03229
603. 491. 2322
terrainplanning.com

**DALY
RESIDENCE**

Site Location:
190 Piscataqua Road
Durham NH
Tax Map: 12
Lot #:7

Prepared For:
Tom & Erin Daly
5 Jasper Lane
Nashua NH 03063

Existing Condiions Plan

DATE: 01 - 16 - 2021

SCALE: 1" = 20'

PROJECT #: 1979

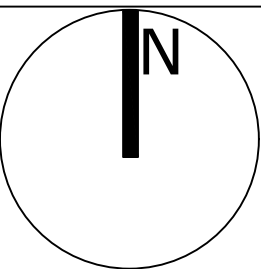
Drawn By: ERB

Checked By: RM

REVISIONS: DATE:
Issued for Client Review
Issued for Con. Com Review
1/19/21

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EX - 01



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