

From: [Michael Behrendt](#)
Subject: Oyster River Road #46 - regrading application *
Date: Tuesday, June 17, 2025 3:25:02 PM
Attachments: [Narrative for Gravel Pad Expansion 46 Oyster River Rd.docx](#)
[Application to Town of Durham.doc](#)

To the Conservation Commission and Planning Board,

We received an application for a Permitted Use B to raise the grade a little for an existing gravel area behind the house at 46 Oyster River Road, Map 113, Lot 18. The house is about 50 feet from the Oyster River so this proposal is subject to the Shoreland Protection Overlay District. The buffer there is 125 feet. While there is no specific category that fits this proposal closely, I think the Permitted Use B categories match the work better than a Permitted Use A or Conditional Use. Phil Belmont, the contractor, is the applicant.

See the maps and photos below. This application will be presented to the **Conservation Commission next Monday, June 23** and to **the Planning Board on Wednesday, July 9**. A Permitted Use B application usually involves one meeting with the commission and with the board. You could hold a site walk if that would be helpful.

The area is a rectangular strip about 4 feet wide running along the entire rear of the house. The applicant would widen the strip to be about 5 and raise the grade with gravel as needed using landscaping timbers. The strip would be pitched slightly in an easterly direction for drainage.

The applicant responds to the three Permitted Use B criteria in the narrative as follows:

1. appropriate erosion control measures will be used. First sentence in second paragraph.
2. any disturbed area will be restored. The rest of the second paragraph.
3. the activity will be conducted in a manner that minimizes any impact on the shoreland. Third paragraph.







Gravel strip behind house, looking easterly



Gravel strip behind house looking westward



View toward the river from the gravel strip. You can see a small patch of the river near the top. The vegetation is pretty dense with ground cover, shrubbery and trees, and some invasive species.

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