

JUN - 3 2015

Planning, Assessing
and Zoning

REQUEST FOR PRE-APPLICATION REVIEW

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant

JULIAN SMITH
246 PACKERS FALLS ROAD
DURHAM, NH 03824
Phone number: 603 659 2098

2. Name, Mailing Address and Telephone Number of Owner of Record if other than Applicant:

SAME
Phone number:

3. Location of Proposed Development:

246 PACKERS FALLS ROAD

4. Tax Map 14 Lot Number 13-1

5. Type of Development SUBDIVISION TO PROVIDE CONSERVATION AREAS

6. Is this a request for ☒ Conceptual Consultation ☐ Design Review

7. Abutters: Attach a separate sheet listing the Durham Tax Map and Lot number, name and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application. [For Design Review Only]

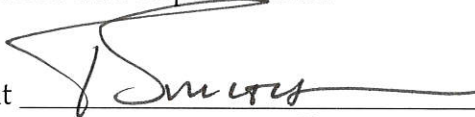
8. Items on the attached Pre-Application Review Checklist

9. Costs: Advertising \$ 100
Abutters Notification _____ (includes applicant and/or owner)
Total: \$ 100 pd. 6/3 check # 5154

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements.

Date 3 JUNE 2015


Applicant and or Owner or Agent _____


JULIAN SMITH

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

Date 3 JUNE 2015

Owner/ Agent _____


JULIAN SMITH

From: Julian Smith <whalerock@smith-family.com>
Subject: letter of intent
Date: June 3, 2015 4:06:09 PM EDT

RECEIVED
Town of Durham
JUN - 3 2015



3 June 2015

Planning, Assessing
and Zoning

TO: Michael Behrendt, Durham Town Planner
FROM: Julian Smith

This is to indicate that I would like to appear before the Durham Planning Board on June 24th to have a conceptual consultation regarding the potential subdivision of my residential property at 246 Packers Falls Road (Tax Map 14, Lot 13-1).

I propose to subdivide my property so that I can sell my residence with about an acre and a half or two acres (subject to a variance) and create two new conservation/preservation lots A and B that cannot be developed or subdivided (see attached map). The intent of these two conservation/preservation lots would be for the preservation of the existing meadow, ponds, and wetlands and to protect the viewshed from Packers Falls Road.

Conservation/preservation lot A abutting Packers Falls Road would contain most of the meadow that has been hayed since the early 1700's if not before and several small ponds and a marsh. This lot would be held in common ownership by the owner of my former house (new lot 13-1), lot 13-2, and myself.

Conservation/preservation lot B (immediately east of lot A) would contain the remainder of the meadow plus several ponds and wetlands area. This lot would be owned by me and could later be conveyed by gift or sale to the owners of lots 13-1 and/or 13-2.

In addition, I would like to provide the option for the current or future owner of lot 11-3 to the north of lot 13-1 to have a driveway access from what I refer to as my "scenic overlook" in the north west corner of conservation/preservation lot A. This driveway access could be provided to the owner of lot 11-3 at no cost in the event that owner is willing to place most of the meadow on lot 11-3 in permanent conservation to be hayed.



