

Proposed Conditions of Approval  
County Line Holdings Subdivision  
Edgewood and Emerson Roads  
Tax Map 1, Lot 15

**Conditions of ZBA Variance:**

- The property shall be limited to four single family house lots (one of which presently exists) by planning board conditions, deed restrictions and/or easements to provide a perpetual limit on future development of the property. No further development of any of the lots shall be permitted.
- Proposed Lots 15-1, 15-2 and 15-3 shall be accessed by a shared driveway from the Class V public right of way portion of Edgewood Road. This shared driveway shall utilize a single crossing of the narrowest portion of the wetland as shown on the attached plan. No further wetland impact shall be allowed for these three lots. With the exception of the driveway and related construction required for access, clearing and building activities on these lots shall be limited to the building envelope areas shown on the plan, with the remainder being set aside as forested open space in which only selective cutting shall be allowed.
- The remaining portion of the original Lot 15-0 shall have access from Emerson Road as shown on the plan, but such access shall be reduced to forty feet in width to preclude construction of a municipal roadway.
- The remaining portion of Lot 15-0 shall be restricted to further subdivision, and its use shall be limited to a single family residential use. Wetland impact on this portion of the property shall be limited to a single crossing to provide access to uplands in the center of the property. No more than five acres of this property shall be cleared or developed, with the remainder being set aside as forested open space in which only selective cutting shall be allowed.
- Buffer zones shall be established along the perimeter of the property in which no building shall be allowed, except as required for access to the property as described and limited above. The buffer zones shall prohibit removal of trees and vegetation to provide a visual buffer. This zone shall be for a width of 75 feet from the property lines along in all cases, except for the zone between Lots 15-1,2 and 3 and U.S. Route 4, in which case it shall be fifty feet in width.

**Other Conditions Precedent to Final Approval:**

Town Council approval for access via Class VI Road

NH DES Wetlands Bureau approval for driveway crossing

Conditional Use Permit for access in WCO District

Durham/UNH FD approval for road access

Class VI road and common drive agreements executed and recorded with final plan

**Conditions Subsequent to Final Approval**

No further subdivision

Use of all lots limited to single family residential and permitted accessory uses

No accessory dwelling units on Lots 15-1, 15-2 and 15-3

Buildings on Lots 15-1, 15-2 and 15-3 shall have fire sprinkler protection

Home construction shall include rain gardens to minimize storm water impacts  
(design in consultation with CEO and DPW)

Private road and common drives to meet Durham/UNH FD standard prior to C.O.

Re-paving of Class VI road section prior to C.O. on last of three lots, or within 3 years