



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
PHONE: 603/868-8064
www.ci.durham.nh.us

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Town of Durham
JUN 20 2016
Planning, Assessing
and Zoning

APPLICATION FOR CONDITIONAL USE PERMIT

This form and all required information per Durham's Zoning Ordinance (Article VII, Section 175-23(C) attached) must be filed at least 20 days before the meeting of the Planning Board with the Planning Staff in person or by mail.

Property Location:

Street Address

Tax Map #

Lot #

Zone

Owner(s):

Name

Mailing Address

Daytime Phone

Fax

If another person or firm will represent this application to the Town, please complete the following (letter of authorization should be included):

Name

Mailing Address

Daytime Phone

Fax

Abutters:

Attach a separate sheet listing by Map & Lot number, each owner's name, and mailing address of all abutters within 300 feet of the property. The list of abutters must include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d).

Name & Address of Licensed Professionals (as applicable):

Engineer

Land Surveyor

Architect

Soil Scientist

Proposed Use:

Please prepare and attach a written description of the proposal.

Length should not exceed three pages.

I certify that all information provided is, to the best of my knowledge true:

Owner's Signature:

Date

6/14/2016

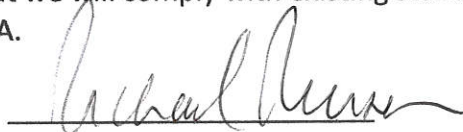
Richard and Susan Renner

CUP letter of intent.

To Whom It May Concern,

Richard and Susan Renner are owners of Parcel 1, 30 Newmarket Rd., as described in the recorded **Warranty Deed** at the Strafford County Registry of Deeds. Our intent is to sell the property for a single family dwelling with access from the existing driveway and subsequent extensions and underground utilities, including but not limited to electric and telephone. We come before the Planning Board to request a '**conditional use permit**' to allow for the extension of the driveway through the wetlands buffer and to allow underground utilities as demanded by the Zoning regulations. We come before you to answer any questions and to assure the Town that we will comply with existing standards set by the Board and those approved by the ZBA.

Richard W. Renner



Susan W. Renner



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6/16/2016

Richard & Susan Renner

Application for CUP re: 30 Newmarket Rd.
Durham, NH 03824 map 06 lot 9-6-1

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Well placement in WPO

Susie and I have gone before the Conservation Commission to speak of our project to permit a lot to be built with proper driveway, utility, septic and well. The Commission reviewed our request for a letter of support and any advice on the driveway, etc. Hopefully, the Board will have their decision. In the meantime, I am quoting the permitted use of the well in the zoning ordinance as follows:

175-60B

B. The following uses or activities shall be permitted in the WCO District if they are permitted in the underlying zoning district provided that the Zoning Administrator issues a permit for the activity after the Planning Board, with the advice of the Conservation Commission, determines that appropriate erosion control measures will be used, any disturbed area will be restored, and the activity will be conducted in a manner that minimizes any impact on the wetland:

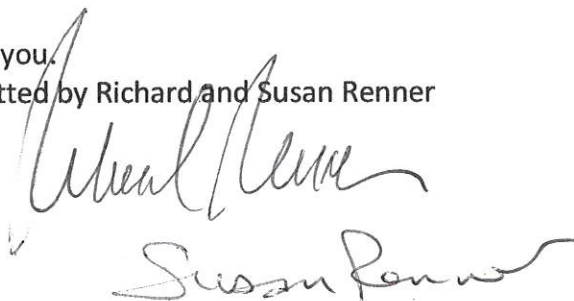
1. The installation of private water supply wells serving a use on the lot;

2. Water impoundments with a surface area of less than ten thousand (10,000) square feet;
3. The installation of culverts or rock fords for existing driveways or woods roads in uplands and wetlands that are non-tidal, and are not vernal pools, prime wetlands, or rare and exemplary wetlands where the wetland impact is less than three thousand (3,000) square feet;
4. Temporary crossings for the maintenance of utility pipes or lines;
5. Temporary coffer dams associated with the repair or replacement of existing structures;
6. Seasonal docks;
7. The repair or replacement of existing retaining walls;
8. Decks with an area of less than two hundred square feet provided that they are raised above the ground in such a manner as to permit the natural flow of any surface water;
9. The maintenance or replacement of existing docks or docking structures;
10. The control of aquatic weeds by harvesting;
11. The control of exotic weeds in accordance with NH RSA 487:17;
12. The construction of nature trails and paths.

This Zoning ordinance allows for the use of the proposed well which is a **permitted use** vs a "conditional use".

Thank you.

Submitted by Richard and Susan Renner

The block contains two handwritten signatures in black ink. The top signature is cursive and appears to be 'Richard Renner'. The bottom signature is also cursive and appears to be 'Susan Renner'.

Town of Durham
Planning Board Members
8 Newmarket Rd.
Durham, New Hampshire 03824

Richard & Susan Renner application for CUP
28 Newmarket Rd.
Durham, NH 03824

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Dear Members of the Board,

This is a request by the owners of 28 and 30 Newmarket Rd. for a conditional use permit for extending the driveway on 30 Newmarket Rd. to a building site approved by the ZBA and reviewed by the Conservation Commission for a house lot, which is an acceptable use by the Town's ordinances. The ZBA has given "special exception" on the septic tanks and pipe leading to a previously approved leach field location by Mr. Tom Johnson, former CEO. Test pits were dug and approved on a higher elevation, near to the Renner's home and the clean solution system will service a leach field far away from wetlands and shore-land. The septic field is noted on the survey a fulfills the 4000sq ft. requirement. Our request for the Board is to allow the extension of a driveway to the home through a buffer zone, along with underground utilities (i.e. phone and electric.) The building envelope is reasonably restricted and will service a house in an approximate 40'x60' dimension. Plans would be submitted by a new owner for a building permit. The well was approved by the conservation commission. The many criteria for building in this location meet the requirements demanded by a "CUP."

1. A. Site suitability exists as the driveway is already used for vehicular and pedestrian access and two homes may share a common drive in the RB zone.
B. Emergency and other municipal services are adequately accessed.
C. Environmental issues have been addressed at the ZBA
D The approval of a well and sewage was approved by the ZBA and this application looks to request permission for underground utilities.
2. Homes are a permitted use in the RB zone. The addition of one home to the neighborhood will not negatively impact traffic, noise, odors, etc., to no greater extent than any other local homes. This well situated home will enhance the environmental and scenic views of the property by its very location.
3. The proposed home to be built shall be consistent with other homes in the neighborhood, will be located far off the main artery (Newmarket Rd.) with little to no impact on neighbors having exceeded all the setbacks.
4. The character of the building as a single family dwelling given the price of the lot, will certainly conform to other homes and improve and maintain the value of other homes. As the property has not been sold, there are no architectural designs to critique.

5. The location of this home will satisfy both neighbors and towns-people alike. The location of the building envelope will preserve the natural beauty of the lot and preserve maximally, the scenic vista as one drives from the south into the Town of Durham. This is the beauty of the location. The septic will be well away from any wetlands and the ZBA has already given "special exception" to allow for a slight intrusion into the buffer zone for the septic tanks and pipe.
6. The impact on property values will easily be maintained or increase due to the assumed cost of the lot and the anticipated quality of the home to be built.
7. The property will have its own water supply and sewage disposal. There are no excessive or anticipated demands on public services which are no different than any other conforming lot in Durham. The police and fire department will have adequate access to the home in question.
8. The fiscal impact on the town will be positive. New homes lead to new taxes and another new source of revenue. Both the value of the land and the home will easily meet or exceed existing home-owners in Durham. The bucolic vista will be preserved in perpetuity as the lot will be sold as one house lot and restricted to the building envelope described on the survey. This will protect the town and the current owners of 28 Newmarket Rd. and the value of their property. The owners of the new lot can share the view of the Mill Pond and Church steeple and will be able to pass this site to future generations.