



TOWN OF DURHAM
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NOTICE OF DECISION

Project Name: Harmony Homes modification for planting, screening, and trails
Action Taken: Approval with conditions, below
Address: Briggs Way
Applicant: John Randolph
Map and Lot: Map 11, Lot 27
Date of approval: March 14, 2018

The Planning Board approved the four requested modifications subject to the terms and conditions below. The applications were submitted as amendments but the board determined to treat these as modifications. Each of the items specified below may still be installed at the discretion of the applicant. See the document with the request from the applicant and accompanying plans marked as A, B, C, and D.

Modification A. The request to remove the requirement for 154 gray dogwoods was approved with the provision that if the trails are installed such that planting is needed for mitigation as specified by NHDES, then the dogwoods shall be installed.

Modification B. The request to remove the requirement for installation of the path at the rear of the building was approved.

Modification C. The request to remove the requirement for planting to the right of the building was approved for the bulk of the landscaping. The applicant shall still install some landscaping to buffer the view toward the utility structures located near the dumpster with the amount and type of landscaping to be agreed to by the applicant and the Town Planner. This landscaping shall be installed by October 1, 2018 and is included in the surety being retained for infrastructure.

Modification D. The request to remove the requirement for installation of fencing to screen the dumpster was approved.

In addition, the requirement for screening along the entry drive near the building to the north of the parking area for six spaces and around the utility situated to the north of the entrance to the circular driveway is significantly reduced. The applicant shall install some landscaping in these two areas to buffer the view toward them along the main driveway with the amount and type of landscaping to be agreed to by the applicant and the Town Planner. This landscaping shall be installed by October 1, 2018 and is included in the surety being retained for infrastructure.