



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, May 9, 2018

IX. ***Public Hearing - 32 Cedar Point Road – Conditional Use.*** Conditional use for accessory structures to accommodate new house replacing existing house, including driveway, patio, retaining walls, steps, and well. Heiderscheidt Revocable Trust, property owner. Steve Riker, Ambit Engineering, designer. Map 12, Lot 1-8. RC District.

➤ I recommend approval as stated below, subject to any issues that may arise at the public hearing and the site walk and obtaining any necessary approvals from the ZBA.

Please note the following:

- The Planning Board is holding a site walk on May 9 at 4:00 pm
- The Conservation Commission recommended approval based on the 4 SPOD criteria.
- The applicant is appearing before the Zoning Board of Adjustment on May 8 for two variances and an appeal. I will let the board know how that review goes on Wednesday.
- The Planning Board will need to review the 8 conditional use criteria and the 8 specific criteria in the Shoreland Protection Overlay District. The applicant has addressed all of the criteria in the application.

****Draft****

NOTICE OF DECISION

Project Name:	32 Cedar Point Road – conditional use for accessory structures within the 125 foot Shoreland Protection Overlay District buffer.
Action Taken:	APPROVAL
Applicant:	Ben and Manisha Heiderscheidt
Designer:	Steve Riker, Ambit Engineering
Property Owner:	Heiderscheidt Revocable Trust
Map and Lot:	Map 12, Lot 1-8
Zoning:	Residence Coastal
Date of approval:	May 9, 2018

The conditional use was approved subject to the following terms and conditions:

- 1) Approval is subject to the applicant obtaining all necessary Town approvals for construction of the proposed house.

- 2) The approval is based on all of the materials and representations made by the applicant.
- 3) The applicant shall obtain a wetland approval from NH Division of Environmental Services prior to commencing work.
- 4) Minor adjustments to the location and arrangement of the accessory structures approved herein may be approved administratively by the Town Planner provided any changes are minor, consistent with the intent of this approval, and of no greater impact upon the shoreland buffer.

Findings of fact. A) The Planning Board held a site walk and a public hearing on May 9, 2018. B) The Conservation Commission recommended approval based upon the specific Shoreland Overlay criteria at its meeting on April 12, 2018. C) The Planning Board determined that all of the requirements for a conditional use, the conditional use criteria, and the Shoreland Overlay criteria were met.