



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

***Town Planner's Recommendation***  
**Wednesday, August 8, 2018**

VIII. **Public Hearing - Young Drive Condominium Conversions.** Application under the Subdivision Regulations to convert the duplexes on three separate lots into three separate 2-unit condominiums. 14 & 16 Young Drive (Map 4, Lot 42-8), 22 & 24 Young Drive (Map 4, Lot 42-6), and 25 & 27 Young Drive (Map 4, Lot 42-16). Young Drive LLC, property owner, c/o Francis Chase as agent. Coe's Corner District.

➤ I recommend approval of the application as shown below. I revised this draft from the prior one.

**\*Draft\***

**NOTICE OF DECISION**

<b>Project Name:</b>	<b>Young Drive Condominium Conversions</b>
<b>Action Taken:</b>	<b>APPROVAL</b>
<b>Project Description:</b>	Conversion of the duplexes on three separate lots into three separate 2-unit condominiums. 14 & 16 Young Drive (Map 4, Lot 42-8), 22 & 24 Young Drive (Map 4, Lot 42-6), and 25 & 27 Young Drive (Map 4, Lot 42-16).
<b>Applicant:</b>	Francis Chase, agent
<b>Property Owner:</b>	Young Drive, LLC
<b>Map and Lot:</b>	Map 4, Lots 42-6, 42-8, and 42-16
<b>Zoning:</b>	Coe's Corner
<b>Date of approval:</b>	<b>August 8, 2018</b>

---

The condominium conversions were approved by the Planning Board as presented with the following terms and conditions.

- 1) **Recording.** This notice of decision shall be recorded at the Strafford County Register of Deeds with each set of the condominium documents.
- 2) **Town Review.** This approval is granted pursuant to the Durham Subdivision Regulations and the Town looked for only clear omissions or problems in accordance with those regulations. The Town did not conduct a thorough review of every aspect of the condominium documents as that is the responsibility of the property owner.

**Findings of fact.** a) The applicant submitted an application and supporting documents including a site plan, floor plan, declaration, and bylaws for each conversion; b) The Planning Board held a public hearing on the application on July 25, 2018; c) The Planning Board held a site walk on July 25, 2018; d) The Planning Board reviewed the application in accordance with state law, the Durham Zoning Ordinance, the Durham Subdivision Regulations, and other applicable law and

found that the application meets all requirements; e) The Planning Board duly approved the application as stated herein; and f) There are 15 separate lots on Young Drive, all presently owned by Young Drive, LLC. These are on Assessor's Map 4: 42-2 through 42-14, 42-16, and 42-17. There are duplexes on 9 of the lots and 6 lots (42-9 through 42-14) are vacant.

---

Signature of applicant/agent

---

date

---

Printed name of applicant/agent

---

Signature of Planning Board Chair

---

date

---

Printed name of Planning Board Chair