



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

20 November, 2018

Paul Rasmussen, Chair
Town of Durham Planning Board
8 Newmarket Road
Durham, NH 03824

RE: Minor Subdivision Application, 48 Edgewood Road, Tax Map 1 Lot 16-2

Dear Mr. Rasmussen:

We hereby submit, on behalf of Geoffrey Lombard and Jane Miller, the attached package to the Planning Board for Subdivision Approval. Included herewith is the Subdivision Application, Fee check, abutter notification check, Subdivision Plan Set, and Waiver Requests.

The project is a subdivision of Tax Map 1 Lot 16-2 into 2 Lots. A partial Boundary and Topographic Survey of the property has been performed, as well as a Wetland Delineation. The proposed lot consists mainly of immature trees and underbrush. There are no wetlands on the proposed lot, though an area to the rear is subject to the 75-foot wetland buffer from nearby wetlands. The remainder lot has an existing house with associated improvements. Wetlands are present on the remainder lot, as well as areas subject to the 75-foot wetland buffer.

We have submitted two waiver requests. The first request pertains to showing boundary, topographic, wetland, and other site features for the entire parcel. We have provided this information for the area of the proposed lot, as well as enough information to show that the remainder lot meets the requirements of the Zoning Ordinance. Additionally, a recorded boundary survey of the entire parcel has been provided as part of the application. The second request pertains to showing proposed finish grades and utility connections on the proposed lot. As there is no specific development plan proposed by the applicant with this application, we believe that these items would be better addressed during the building permit application process.

We look forward to the Board's review and approval of the proposed subdivision.

Sincerely,

Paul Dobberstein, LLS
Ambit Engineering, Inc.



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

APPLICATION FOR SUBDIVISION OF LAND

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 8 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant

GEOFFREY LOMBARD AND JANE MILLER

48 EDGEWOOD ROAD, DURHAM, NH 03824

Phone number: 603-868-1737

Email Address: LOMABARDGEOFFREY@GMAIL.COM

2. Name and mailing address of owner of record if other than applicant

Phone number:

Email Address:

3. Location of Proposed Subdivision 48 EDGEWOOD ROAD

4. Town of Durham Tax Map 1 Lot Number 16-2

5. Name of Proposed Subdivision

6. Number of lots and/or units for which approval is sought

7. 2 Lots Units (if applicable)

8. Name, mailing address of surveyor and/or agent

Ambit Engineering, Inc.

200 Griffin Road, Unit 3, Portsmouth, NH 03801

Phone number: (603)430-9282 FAX (603) 436-2315

E-mail Address: pad@ambitengineering.com

9. Abutters: Attach a separate sheet listing the Durham Tax Map number, Lot number, name, and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

Note: Names submitted on the Request for Preapplication Review may not be current. No application shall be heard unless all abutters as described herein have been notified.

10. Items on the attached Subdivision Application Checklist

11. Payment of all applicable subdivision fees:

each lot/parcel or dwelling unit

(whichever is greater) \$ 350

advertising/posting costs 225

abutter notification (each) 54

proposed road (per foot) n/a

administrative and technical review costs
n/a

TOTAL \$ 629

12. Within five (5) business days of submitting a formal application, the applicant shall meet with the Director of Planning and Community Development to discuss issues related to completeness and acceptance of the application. If this review discloses that all requirements specified on the Subdivision Checklist have not been met, the applicant will be notified in writing what specific items are still needed.

13. Prior to the next regularly scheduled meeting of the Planning Board, the applicant, at the discretion of the Director of Planning and Community Development, shall meet with the appropriate Department Heads of the Town of Durham to discuss the implications the application will have on the various Departments of the town.

14. If this application is determined by the Planning Staff to be complete, it will be placed on the agenda on December 11, 2018 for submission.

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham in the final subdivision process of this property, shall be borne by the applicant and/or owner.


Date 11/20/2018

Applicant and or Owner or Agent 

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

11/20/2018

Date



Owner/Agent

Subdivision (Minor) Checklist

For subdivisions where there is no new street involved

Town of Durham Planning Department

****To be filled out by the applicant/agent***

Project Name: LOMBARD SUBDIVISION Map: 1 Lot: 16-2 Date: 11/20/18

Applicant/agent: Paul Dobberstein Signature: 

Please see the Durham Subdivision Regulations for more information. Note that various items may be submitted later.

<u>General Items</u>	Yes	No	N/A	Waiver Requested	Comments
<u>15</u> sets completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
<u>3</u> sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
<u>15</u> sets of 11 X 17 reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Electronic copy of plans and application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
<u>15</u> sets letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Fee for application and notices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Completed abutters list (See Karen)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Copy of existing covenants, easements, and deed restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>

Plan Information

Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• Tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• Revision block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
• Vicinity sketch - no less than 1" = 1,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Approval block (for signature by staff)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Name, stamp, and NH license # of land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
References to neighboring plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>

(over)

	Yes	No	N/A	Waiver Requested	Comments
Information on abutting properties:					
• owner name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• owner address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• tax map and lot #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Zoning</u>					
Zoning designations of subject parcel and in vicinity of parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning requirements for district:					
• frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• lot dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Platting</u>					
Surveyed property lines including:					
• existing and proposed bearings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• existing and proposed distances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• existing and proposed pins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing and proposed locations of:					
• monuments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• benchmarks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed square footage for each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subdivision # on each lot (1, 2, 3, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Topographic and Site Features</u>					
Existing buildings and structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing driveways and access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contour lines and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Soil types and boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lot on sewer and water, no proposed leach fields
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lot on sewer and water, no proposed leach fields
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands, including name of certified wetlands scientist & license #	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Statement whether located in flood area, and if so, 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Delineation of treed and open areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	Yes	No	N/A	Waiver Requested	Comments
Overview of types of trees and vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Location of rock outcroppings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Locations of trails and paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other natural/cultural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Utilities

Show existing and proposed for all subject lots and within right of way. Include plans, profiles, sizes, materials, and all details, as appropriate.

Water lines/well (with appropriate radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire hydrant locations and details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No hydrant in scope of survey
Electric, telephone, cable TV (underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any proposed drainage or grading plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Additional Comments:



PLANNING DEPARTMENT

Town of Durham
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Lombard Subdivision

Property Address 48 Edgewood Road Map and Lot # 1/16-2

Site Plan: Subdivision: X Boundary line adjustment :

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision Regulations Section 7.05

Reason/justification(s) for the waiver request: Requirement pertains to showing proposed grading, utilities, etc., as the applicant does not proposed a specific house or location thereof at this time, it would be premature to show these items. The plans demonstrate that the required utilities are available. The proposed lot has a large buildable area with a large amount of flexibility for building location, etc. It would likely be better to address grading and utility connections in the building permit process.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) X Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Paul Dobberstein

Applicant? Agent? X Today's date 11/20/2018

E-mail Address: pad@ambitengineering.com Phone # 603-430-9282

----- Office use below -----

Waiver approved: Waiver denied:

Comments:

Signature: Date:



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name Lombard Subdivision

Property Address 48 Edgewood Road Map and Lot # 1/16-2

Site Plan: Subdivision: X Boundary line adjustment :

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

Subdivision Regulations Section 7.01.C

Reason/justification(s) for the waiver request: Requirement pertains to surveyed boundaries, topographic information, wetland delineation, HISS, etc. The boundaries, topography, wetlands, existing features, etc., have been surveyed and shown in the area of the proposed subdivision. The required information has not been provided for the entire parcel. There is a recorded boundary plan of the property which has been included with this application. A HISS is not necessary as this lot is served by municipal water and sewer.

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) X Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: Paul Dobberstein

Applicant? Agent? X Today's date 11/20/2018

E-mail Address: pad@ambitengineering.com Phone # 603-430-9282

----- Office use below -----

Waiver approved: Waiver denied:

Comments:


Signature: Date:


AUTHORIZATION
48 Edgewood Road, Durham, New Hampshire

We, Geoffrey Lombard & Jane Miller, owners of Tax Map 1 Lot 16-2 in the Town of Durham, hereby authorize representatives of Ambit Engineering, Inc. to represent our interests before land use boards of the Town of Durham and any other State and/or federal agency necessary to obtain permits from for the above referenced property, and to submit any and all applications and materials related thereto on our behalf.

Date: 10-23-18

Date: 10/23/18


Geoffrey Lombard


Jane Miller

1) 16-2

Know all Men by these Presents:

THAT WE, Richard M. Fitts, Trustee of the Richard M. Fitts Revocable Trust dated November 16, 1995; and Virginia S. Fitts, Trustee of the Virginia S. Fitts Revocable Trust dated November 16, 1995; both of 48 Edgewood Road, Durham, Strafford County, N.H.; for consideration paid, grant to Geoffrey D. Lombard and Jane Miller, both 593 Kearsage Way, Portsmouth, NH

with warranty covenants to the said Geoffrey D. Lombard and Jane Miller as JOINT TENANTS with right of survivorship and not as tenants in common, the survivor and his or her heirs and assigns forever, the following real property:

I. A certain piece or parcel of land, with the buildings thereon, situate in Durham on the Easterly side of Edgewood Road, bounded and described as follows:

Beginning at a drill hole set in a stone on the Easterly side line of said Edgewood Road; thence running N 24° 45' 50" E along said Edgewood Road Two Hundred Twenty One and Ninety Five One Hundredths (221.95) feet, more or less, to a drill hole set in a stone at other land of the grantors; thence running S 67° 48' 10" E along other land of the grantors Three Hundred Fifty and Forty Eight One Hundredths (350.48) feet, more or less, to a marker; thence running S 02° 27' 2" W along other land of the grantors Two Hundred Thirty Four and Eighty Six Hundredths (234.86) feet, more or less, to a marker; thence running N 67° 53' 27" W along other land of the grantors Four Hundred Thirty Nine and Seventy Seven One Hundredths (439.77) feet, more or less, to the point of beginning, containing Eighty Seven Thousand Four Hundred Eighty Nine (87,489) square feet, more or less, and being shown on a plan called "Boundary Line Adjustment for Fitts, Baldwin and Getchell" as cited below.

Meaning and intending to convey the same premises conveyed to Grantors by Richard M. Fitts and Virginia S. Fitts, by deed dated January 5, 1996, and recorded in Strafford County Registry of Deeds Book 1843, Page 517; as corrected to show courses and directions on the 1996 plan.

(SEE PARCELS II AND III ATTACHED)

Grantors are husband and wife.

Witness OUR hands and seals this 8th day of November, 1996

WITNESS:

[Signature of Witness]

[Signatures of Richard M. Fitts and Virginia S. Fitts]

STATE OF NEW HAMPSHIRE

COUNTY OF Strafford

On this the 8th day of November, 1996, before me, the undersigned officer, personally appeared Richard M. Fitts and Virginia S. Fitts

known to me (or satisfactorily proven) to be the persons whose name S are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

[Signature of Mary Golden, Notary Public]

MARY GOLDEN, Notary Public of the Peace My Commission Expires Nov. 30, 1999

Parcel I, II
B Severelyment
OVER 1) 16-22

96 NOV 13 AM 9:23

REGISTER OF DEEDS
STRAFFORD COUNTY

015816

BK 1897 PG 0431

II. A certain lot or parcel of land in Durham, New Hampshire, located off Edgewood Road, and adjacent to the southerly side line of Grantors' house lot at 48 Edgewood Road (designated as "Tax Map 1, Lot 16-2" on the plan referenced below) and further described as follows:

Beginning at a 3-inch iron pipe in the ground at the southeasterly corner of the said house lot, and thence running S 35° 47' 51" W for 66.30 feet to a 5/8-inch rebar in the ground;

thence turning and running N 67° 53' 27" W for 65.00 feet to another 5/8-inch rebar in the ground;

thence turning and running N 20° 25' 07" W for 87.41 feet to another 5/8-inch rebar in the ground and at the southerly side line of said house lot;

thence turning and running S 67° 53' 27" E for 139.77 feet along said side line to the 3-inch iron pipe at the point of beginning.

This lot is further shown as Area "A" on a plan entitled "Boundary line adjustment for Fitts, Baldwin and Getchell, Edgewood Road, Durham, N.H.", dated October 15, 1996, and recorded at the following plan entry in Strafford County Registry of Deeds: #48-76.


Being a portion of the premises deeded by Perley I. Fitts on July 11, 1975, as recorded in Strafford County Registry of Deeds, Book 967, Page 345; and to the Grantors by deed ~~to be~~ recorded at *herewith. Strafford County Registry of Deeds at Book 1897, Page 195.*

And also,

III. A perpetual sewer line easement twenty (20) feet wide, in Durham, New Hampshire, extending from the Grantors' lot and residence at 48 Edgewood Road, in said Durham, and from the southwesterly side line of their lot at a point eighty-five (85) feet, more or less, easterly from the easterly side line of Edgewood Road, where said sewer line crosses Grantors' side line; and thence running southerly as now located to a junction with the Town of Durham sewer line; and together with the perpetual right to enter upon said right of way to repair, maintain, service or replace the line, if necessary.

Being a portion of the premises deeded by Perley I. Fitts on July 11, 1975, as recorded in Strafford County Registry of Deeds, Book 967, Page 345; and to the Grantors by deed ~~to be~~ recorded at *herewith. Strafford County Registry of Deeds at Book 1897, Page 195.*

BK 1897PG0432

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
XXX1 THOUSAND	XX6 HUNDRED AND	X75 DOLLARS
11-13-96	239097	\$ 1675.00
VOID IF ALTERED		



**DOUCET
SURVEY**

Serving Your Professional Surveying & Mapping Needs
98 Main Street, PO Box 163, Newmarket, NH 03857-0163
Voice, (603) 658-6560, Data, (603) 659-4118