



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, January 9, 2019

- X. ***Public Hearing - 50 Langley Road – Conditional Use.*** Conditional use for installation of various structures around an existing cabin within the 125 foot buffer of the Shoreland Protection Overlay District and the 100-foot buffer of the Wetland Conservation Overlay District. First Ranger LLC, property owner. Mike Sievert, MJS Engineering, design engineer. Robbi Woodburn, landscape architect. Map 12, Lot 13-1. Residence Coastal District.
- I recommend approval as stated below. As a conditional use this will require an affirmative vote of five members.

Please note the following:

- I believe that all of the conditional use requirements are met including the 8 general criteria and the 4 specific criteria included in the SPOD and WCOD.
- The Conservation Commission discussed the project on November 26 and supported the proposal subject to various conditions. Those conditions were all addressed and were incorporated into revised drawings, as appropriate. The Commission voted on December 17 to endorse the project based on the revised drawings. The revised drawings were shown to the Planning Board on December 12.

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NOTICE OF DECISION

Project Name:	50 Langley Road – conditional use for structures around the existing cabin located in the SPOD and WCOD
Action Taken:	Approval
Property Owner:	First Ranger, LLC
Engineer:	Mike Sievert, MJS Engineering
Landscape Architect:	Robbi Woodburn, Woodburn & Company
Map and Lot:	Map 12, Lot 13-1
Zoning:	Residence Coastal
Date of approval:	January 9, 2019

The conditional use was approved by the Durham Planning Board as submitted in the application materials, including the updated plans – Site Plan by MJS Engineering revised December 17 and Landscape Concept #2 by Woodburn and Company dated December 9. The approval covers all of the proposed structures that are located in the Shoreland Protection Overlay District and the Wetland Conservation Overlay District.

Findings of fact: All of the proposed activity is allowed by conditional use as accessory structures, utilities, or access ways. The Conservation Commission endorsed the design finding that it met the 4 criteria under the SPOD and WCOD. The Conservation Commission reviewed the project on November 26 and December 17. The Planning Board determined that all of the criteria have been met, including the eight general conditional use criteria. The project is not subject to site plan review since the affected property is a single family residence. The Planning Board held a site walk on December 13, 2018 and a public hearing on January 9, 2019.