



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

Town Planner's Project Review
Wednesday, November 13, 2019

VIII. **Lot Line Adjustment – Sullivan Falls Road.** 5, 9, and 11 Sullivan Falls Road. In preparation for sale of vacant lots 10 and 11 to the Nature Conservancy, a portion of those lots which has been encroached upon is being conveyed to the owners of Lot 3. Map 17, Lots 53-10 and 53-11 owned by Richard Lord. Map 17, Lot 53-3 owned by Sandeep and Jessica Sobti. Eric Mitchell, surveyor. Rural District.

- I recommend that the application be accepted as complete and a public hearing for December 11 be scheduled.

Please note the following:

Proposal. Dick Lord, the applicant, provides a clear description of the application in his narrative.

Variance. A variance was granted by the Zoning Board of Adjustment on September 10, 2019 for the frontage requirement with the condition that the two lots are conveyed to the Nature Conservancy as planned.

Recording and process. There are several elements to the process including lot line adjustment approval, conveying lots to the Nature Conservancy, conveying the parcel to the abutter, creating an access easement for the two lots, combining the two lots with the current Nature Conservancy lot (if appropriate), and then recording all of the documents. I will coordinate with the applicant on the process and prepare appropriate language for a recommended notice for the December 11 meeting.

Lot combination. I will clarify with the applicant whether the two lots will be combined with the existing Nature Conservancy lot (See map below) and if the combination should be shown on the plat or executed separately later.

Access easement. Dick Lord will clarify what kind of an access easement will be created for access to the two lots across Lot 3.

Site walk. I assume a site walk is not needed but we can schedule one if it would be helpful.

Technical Review Group. The application was presented to the TRG on Wednesday. No particular concerns were raised. A memo from Chief Kurz was sent to the board earlier.

Map. See the map on the back side. The subject lots are at the top. The large parcel on the right side, Lot 49, is owned by the Nature Conservancy.

(See map on reverse side)

