



**TOWN OF DURHAM**  
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**Town Planner's Project Review**  
**Wednesday, February 12, 2020**

- IX. **Public Hearing - Subdivision off Gerrish Drive**. Parcel at 91 Bagdad Road (address). Preliminary conceptual application for conservation subdivision for 8 to 12 houses on 16-acre lot off Gerrish Drive. Marti and Michael Mulhern, property owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Map 10, Lot 8-6. Residence B District.
- I recommend that the board hold the public hearing, discuss the project, and close the conceptual review.

Please note the following:

- The public hearing for the conceptual application was held on December 11 and January 8, and continued to February 12. I recommend that the conceptual review be closed. The applicant will submit the preliminary design review application when they are ready. It would be appropriate to hold a site walk at that time.
- The requirements for the design review submission are detailed in Section 7.02 of the Subdivision Regulations. After that a formal application will be submitted.
- A request to allow use of the Town's right of way at the end of Gerrish Drive was approved by the Town Council on January 13 with this motion: *"Without endorsing this project, the Town Council approves the applicants request to utilize the Town right-of-way at the end of Gerrish Drive for a new road including drainage structures and any attendant utilities to access their property for a subdivision subject to approvals/conditions of the Planning Board, the New Hampshire Department of Environmental Services, and other applicable governmental bodies in accordance with Town regulations, local ordinances, and state law."*
- The proposal was presented to the Conservation Commission on January 27. The commission as a body did not provide specific comments for the Planning Board; rather numerous comments were made by individual members of the public and members of the commission. You can see the discussion and comments at DCAT which starts at 1:20:10 and runs about an hour and forty minutes.
- There have been several requests for the Town to hire an independent party to review wetlands and drainage (an email chain of comments is shown on the website dated 2-3-20). Mike Sievert plans to have more analysis done by the wetland scientist. Once this work is done the board can determine if any independent reviews should be conducted either during the design review or formal phase.