



TOWN OF DURHAM
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Town Planner's Review
Wednesday, December 2, 2020

- X. **22 Old Piscataqua Road – modification.** Requested modification of two conditions of approval for two-lot subdivision regarding removal of trellis and timeframe for recording plat. Pamela Wright and Charles Ward, owners. Map 11, Lot 9-3. Residence A District.

➤ I recommend approval of the two modifications.

Please note the following:

Timeframe for recording plat and notice. This 2-lot subdivision was approved by the Planning Board on February 26, 2020. It includes the standard condition that the plat and notice of decision be recorded within 14 days of the plat being certified by the Planning Department. The applicant wishes to address the conditions soon but hold off on recording the plat until after April 1, 2021 in order to delay the increase in assessment due to the subdivision. That is reasonable so I don't see any concern with this request. The 14-day timeframe is simply to ensure that applicants record the documents after certification as occasionally people forget to do so.

Retaining portion of trellis. The approval required that several structures – a shed, greenhouse, fence, and trellis - located within the new setbacks for the lots be physically removed. The applicant has removed the shed, greenhouse, and fence but requests that he be able to retain the portion of the trellis which contains 50+ year old Concord grape vines. There is no need for this kind of minor structure to meet the side setbacks. I would just advise the applicant to explain the situation to potential buyers of the lot who could remove the trellis if they wish. Of course, the applicant would do this anyway.

