



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

XI. **190 Piscataqua Road Lot Line Adjustment.** Lot line adjustment between 190 Piscataqua Road, Map 12, Lot 7, owned by Thomas Daly c/o Daly Rev. Trust and 194 Piscataqua Road, Map 12, Lot 6-2, owned by John Leland. The purpose is to provide 190 Piscataqua Road with frontage on Route 4 to allow for direct access in place of an existing easement across other lots. Residence Coastal District.

➤ I recommend that the board accept the application as complete and set the public hearing for January 13, 2020.

Please note the following:

- 1) This is a lot line adjustment between Lot 7 (190 Piscataqua Road) and Lot 6-2 (194 Piscataqua Road). There is no frontage for Lot 7 on Piscataqua Road. Thomas Daly purchased lot 7 in 2019 and would like to have direct frontage on Piscataqua Road for his own lot. The plat shows the location of the proposed new driveway onto Piscataqua Road.
- 2) Presently, access to Lot 7 is taken via a shared driveway that also serves: 1) Lot 6-3 (Map 12, Lot 6-3, 196 Piscataqua Road), owned by Michael and Erin Olsen; and 2) Lot 6-2.
- 3) With the lot line adjustment the shared driveway will continue to serve Lots 6-3 and 6-2. One issue that should be clarified is whether the section of the shared driveway extending from the individual driveway on Lot 6-3 to Lot 7 should be and will be reclaimed and by whom. Also, should the easement providing for access to Lot 7 be extinguished?
- 4) Lot 6-2 presently has 336.65 feet of frontage. This frontage will be reduced to 30.28 feet of frontage. The Residence Coastal district requires 300 feet of frontage. A variance was granted recently for this reduction in frontage for Lot 6-2. For Lot 7 the frontage will go from zero to 306.37 feet.
- 5) The area of Lot 7 will increase from 3.71 acres to 5.67 acres. The area of Lot 6-2 will decrease from 5.8 acres to 3.84 acres. The minimum lot size in the district is 3.44 acres (150,000) square feet.
- 6) The owner of Lot 7 will need approval from NHDOT to install a new driveway. Should final approval of the lot line adjustment be contingent on that approval?

(over)

- 7) The resultant lots will have irregular shapes but they do now. I don't see any concerns with the proposal.
- 8) There is a large wetland on Lot 7 and it lies on Little Bay. If the new owner plans improvements within the wetland or shoreland overlay districts he will need to submit a separate application.

Subject lots 7 and 6-2. Wagon Hill Farm is situated to the west.

