



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

NOTICE OF DECISION

Project Name: Young Drive Condominium Conversions
Action Taken: APPROVAL
Project Description: Conversion of five existing duplexes on separate lots to two-unit condominiums.
5 & 7 Young Drive: Map 107, Lot 91 (new building)
18 & 20 Young Drive: Map 107, Lot 102
29 & 31 Young Drive: Map 107, Lot 96
30 & 32 Young Drive: Map 107, Lot 99
34 & 36 Young Drive: Map 107, Lot 98
Applicant: Francis Chase, agent
Property Owner: Young Drive, LLC
Map and Lot: Map 107, Lots 91, 102, 96, 99, and 98
Zoning: Coe's Corner
Date of approval: January 11, 2023

The condominium conversions were approved by the Planning Board as presented with the following terms and conditions.

- 1) **Durham Ordinances.** Add the following as a new provision in the Bylaws for each of the five condominiums: **"XIII. Town of Durham.** Homeowners are advised that they must comply with all ordinances of the Town of Durham regarding trash, parking, wetland and shoreland buffers, and other pertinent matters. Please contact the Town of Durham Planning and Code Enforcement Departments at (603) 868-8064, 8 Newmarket Road, Durham, New Hampshire, with any questions."_
- 2) **Recording.** This notice of decision shall be recorded at the Strafford County Register of Deeds with each set of the condominium documents.
- 3) **Town Review.** This approval is granted pursuant to the Durham Zoning Ordinance and Subdivision Regulations. The Town looked only for clear omissions or problems in accordance with those regulations. The creation of condominium documents and sale of condominium units is a private transaction, subject to "buyer beware" standards. The Town did not conduct a thorough review of every aspect of the condominium documents as that is beyond the scope of the Town's regulations.

Findings of fact. a) The applicant submitted an application and supporting documents including site plans, floor plans, declarations, and bylaws for each conversion; b) The Planning Board held a public hearing on the application on January 11, 2023; c) The Planning Board reviewed the application in accordance with the Durham Zoning Ordinance, the Durham Subdivision Regulations, and other applicable law and found that the application meets all requirements; and d) The Planning Board duly approved the application as stated herein.

Signature of applicant/agent

date

Printed name of applicant/agent

Signature of Planning Board Chair

date

Printed name of Planning Board Chair