



TOWN OF DURHAM
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Town Planner's Review
Wednesday, February 28, 2024

XI. Other Business

- **Lot Line Adjustment – 33 Back River Road and Lot in Madbury.** Application for Extension to Record Documents submitted by Lisa Beaudoin.

➤ I recommend approval of this request, which would extend the deadline to April 30, 2024.

Please note the following:

- This lot line adjustment was approved by the Planning Board October 25, 2023. All lot line adjustments include this condition where the two lots are owned by two different parties:

Recording. The plat, this notice of decision (per RSA 676:3 III), and the deed must be recorded together at the Strafford County Registry of Deeds within 60 days of when the plat is certified. Failure to comply with this requirement herein shall render the lot line adjustment null and void.

- The reason for this condition is to ensure that the plat and deed are recorded. Very occasionally, a lot line adjustment has been approved and the plat was recorded but the deed was not recorded, resulting in the lot line being adjusted but the land not being conveyed to the other party.
- The timing for the recording is not crucial if it happens. The applicant in this case needed some more time to finalize their details.
- I told the applicant that she does not need to attend the meeting since the request appears to be straightforward. If the board has any concerns which I cannot address then I suggest continuing the request and having the applicant come to another meeting.