



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

Town Planner's Project Review
Wednesday, January 24, 2024

VIII. **561 Bay Road – Conditional Use.** Conditional use for retaining walls and landscaping within the Wetland Conservation Overlay District. The existing house will be demolished and a new house constructed. David and Karen Della Penta, property owners. Ron Beal and Eric Weinrieb, Altus Engineering. Robbi Woodburn, Landscape Architect. Ben Auger and Christian Cote, Auger Building Company. Map 239, Lot 9. Residence Coastal District.

➤ I recommend that the Planning Board set the public hearing for February 14 and schedule a site walk.

Please note the following:

- A good deal of information is provided in the packets. The application includes additional information for the board's interest, which is not necessary for review of the conditional use, including the architectural renderings and floor plans for the new house.
- The applicant addresses the 8 general criteria and the 4 specific criteria. Note that the general criteria have limited relevance to conditional use applications in the WCOD and SPOD since they apply only to the specific request not to the overall plan (such as the construction of the new house which is outside of the buffer).
- I think the board would find a site walk to be helpful. The Conservation Commission may also be scheduling a site walk at its meeting this Monday.
- The application was shared with the Technical Review Group but I don't expect to receive any comments from the staff/TRG members.