

PLANNING DEPARTMENT  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824-2898  
Phone (603) 868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**LOT LINE ADJUSTMENT APPLICATION**  
**Town of Durham, New Hampshire**

Date: \_\_\_\_\_ [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information – Parcel A**

Property address/location: 30 Old Piscataqua Rd

Tax map #: 209; lot #'s: 86; Zoning district: RA

Owner (include name of individual): John & Judith Churchill

Mailing address: 30 Old Piscataqua Rd. Durham

Telephone #: 603-969-1882 Email: JJBSZ@hotmail.com

**Property information – Parcel B**

Property address/location: 32 Old Piscataqua Rd.

Tax map #: 209; lot #'s: 86.2; Zoning district: RA

Owner (include name of individual): John & Judith Churchill

Mailing address: same as above - 30 Old Piscataqua Rd

Telephone #: same as above Email: same as above

**Surveyor**

Name (include name of individual): Adam Fogg

Mailing address: Atlantic Survey LLC 25 Nute Rd Dover NH 03820

Telephone #: 603-659-8939 Fax #: \_\_\_\_\_

Email address: atlanticsurvey@comcast.net Professional license #: 891

**Proposed project**

What is the purpose of the lot line revision? To include the shed currently on Parcel A, onto Parcel B where we will be building a house.

Will any encroachments result? No

**Comments**

Please feel free to add any comments, additional information, or requests for waivers here:

It is our desire to retain the shed to store our tractor and gas powered equipment. We hope to minimize the footprint of the new house, without the shed, we would build a three car garage. Additionally, we feel more comfortable storing our gas powered equipment in a separate building.

**Submission of application**

This application must be signed by the property owner(s) and/or the agent.

*I (we) hereby submit this Lot Line Adjustment application to the Town of Durham Planning Board pursuant to the Town of Durham Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: J. E. Churchill Judith M Churchill  
(Parcel A)

Date: 1 Apr 2024

Signature of property owner: J. E. Churchill Judith M Churchill  
(Parcel B)

Date: 1 Apr 2024

Signature of agent: \_\_\_\_\_

Date: \_\_\_\_\_

Durham New Hampshire Planning Board.  
8 New Market Road  
Durham, NH 03824

April 2, 2024

Subject: Letter of Intent for Lot line adjustment of 30 and 32 Old Piscataqua Road Durham

Applicants: John and Judith Churchill, 30 Old Piscataqua Road

Dear Planning Board members;

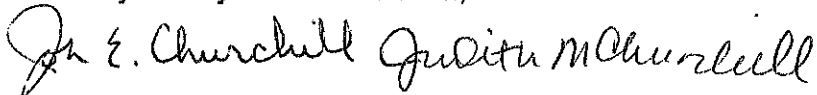
We plan to start building a smaller house this Spring on the 32 Old Piscataqua Road property. As owners of both pieces of property, we want to adjust the lot lines so as to include the existing shed onto the 32 Old Piscataqua lot (tax map 209 - 86.2).

We have a large tractor that we use to snow blow all the driveways. The shed will be used to continue housing the tractor. Additionally, we feel it would be safer to store our gas powered equipment separate from our new house.

We hope to build a two car garage.

The lot line adjustment will be in lieu of building a three car garage to store the above mentioned equipment.

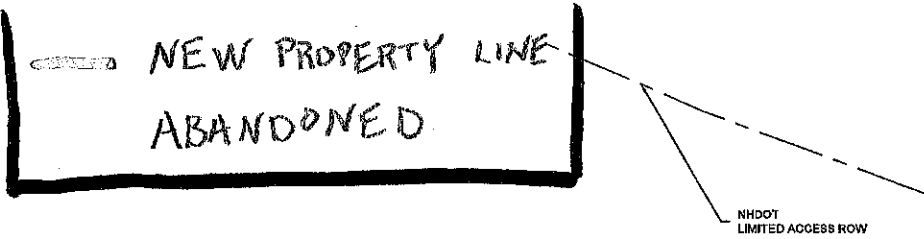
Thank you for your consideration;



John and Judie Churchill

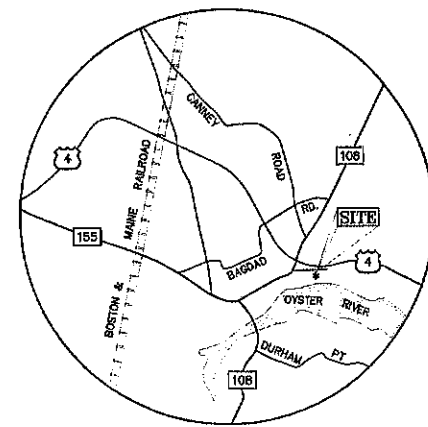
REFERENCE PLANS

- SUBDIVISION PLAN QUARRY POINT TAX MAP 11 LOT 9-4, 30 OLD PISCATAQUA ROAD DURHAM, NEW HAMPSHIRE PREPARED FOR: JOHN E. & JUDITH M. CHURCHILL. PREPARED BY FARWELL ENGINEERING SERVICES, LLC DATED FEBRUARY 2019. S.C.R.C. PLAN # 12407.
- AS-BUILT FOUNDATION PLAN - OWNER: THE WRIGHT-WARD FAMILY REVOCABLE TRUST OF 2019. PROPERTY LOCATION: 28 OLD PISCATAQUA ROAD TOWN OF DURHAM, COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED 4 AUGUST 2021. NOT RECORDED.



LOT #	PRE LLA	POST LLA
86.2	0.91 AC	1.13 AC
86	1.83 AC	1.61 AC

± .22 AC



LOCATION PLAN

NOTES - CONTINUED

10. THE NEW LOT, LOT 86.1, AND THE LOT WITH THE EXISTING HOUSE, LOT 86 ARE SUBJECT TO THE TOWN OF DURHAM WETLAND AND SHORELAND, AND OVERLAY DISTRICTS. NO NEW CONSTRUCTION OR GROUND DISTURBANCE MAY OCCUR WITHIN THE WETLAND BUFFER LOCATED 75 FEET LANDWARD FROM THE WETLAND NOR WITHIN THE SHORELAND BUFFER LOCATED 125 FEET FROM THE HOTEL (HIGHEST OBSERVABLE TIDE LINE), EXCEPT AS MAY BE ALLOWED UNDER THE TOWNS ORDINANCE. THE BUYER OF LOT 86.1 IS ENCOURAGED TO VISIT THE TOWN OF DURHAM TO REVIEW THE PLANS AND FOR AN EXPLANATION OF SITE AND ENVIRONMENTAL CONSTRAINTS.

11. ACCESS TO ALL LOTS WILL BE FROM THE SHARED DRIVEWAY. **THIS DRIVEWAY IS PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OF THE THREE LOTS SHOWN IN THIS SUBDIVISION. THE TOWN OF DURHAM DOES NOT MAINTAIN THE DRIVEWAY.**

NOTES

- THE INTENT OF THIS PLAN IS A LOT LINE ADJUSTMENT BETWEEN TAX MAP 209 LOTS 86 AND 86.2.
- OWNERS OF RECORD LOT 86 AND 86.2: CHURCHILL FAMILY REV. TRUST OF 2023 30 OLD PISCATAQUA ROAD DURHAM, NH 03820 TAX MAP 209, LOT 86 & 86.2 S.C.R.D. BOOK 5112, PAGE 816
- ZONING DISTRICT GENERAL RESIDENCE A:
  - MINIMUM DIMENSIONAL REQUIREMENTS:
    - MINIMUM LOT SIZE: 20,000 SF
    - MINIMUM FRONTAGE: 100 FEET
    - FRONT SETBACK: 30 FEET
    - SIDE SETBACK: 10 FEET
    - REAR SETBACK: 20 FEET
    - MINIMUM SHORELAND FRONTAGE: 200 FEET
    - MAXIMUM IMPERVIOUS SURFACE: 33 %

OVERLAY DISTRICTS:  
SHORELAND PROTECTION OVERLAY DISTRICT  
WETLAND PROTECTION OVERLAY DISTRICT

- PORTION OF 3 HOUSE SHARED DRIVEWAY TO BE 20 FEET WIDE WITH 12 FEET OF PAVEMENT WIDTH.
- TRASH COLLECTION WILL BE AT THE END OF THE DRIVEWAY ON OLD PISCATAQUA ROAD.
- THE LOTS ARE TO BE SERVED BY TOWN WATER AND SEWER.
- THE 3 LOTS WILL BE SERVICED BY UNDERGROUND ELECTRIC. EXISTING POLES TO BE REMOVED.
- FOR ADDITIONAL INFORMATION ABOUT THIS SUBDIVISION, OR TO SEE THE COMPLETE PLAN SET, CONTACT THE TOWN OF DURHAM PLANNING DEPARTMENT, 8 NEWMARKET ROAD, DURHAM, NH 03824, (603) 868-8064.
- THE SCHOOL IMPACT FEE IS ASSESSED AS PART OF THIS PROJECT FOR THE TWO NEW LOTS—LOT 9-4-1 AND 9-4-3 IN THE AMOUNT OF \$2 FOR EACH LOT. THE FEE MUST BE PAID IN FULL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SUBJECT LOT.

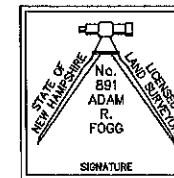
LOT LINE ADJUSTMENT PLAN

TAX MAP 209 LOT 86 & 86.2  
30 Old Piscataqua Road

DURHAM, NEW HAMPSHIRE

PREPARED FOR:  
CHURCHILL REVOCABLE TRUST OF 2023

DATE:  
FEBRUARY 28, 2024  
SCALE: 1" = 50'



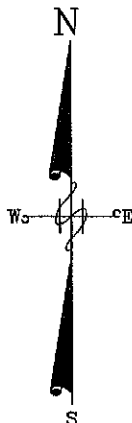
I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY THEODOLITE AND EDM. PRECISION GREATER THAN 1:15,000.

L.L.S. # 891

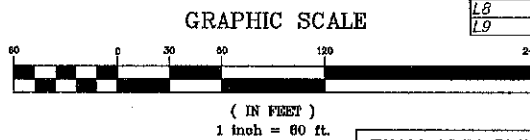
DATE

LEGEND

- UTILITY POLE
- IRON PIPE/REBAR/DRILL HOLE W/PLUG FOUND
- #5 REBAR SET BY ATLANTIC SURVEY
- EXISTING HYDRANT
- STONE WALL
- FENCE LINE
- EXISTING STRUCTURE
- PROPOSED PROPERTY LINE
- OVERHEAD POWER LINE
- CATCH BASIN
- WATER SHUTOFF
- BUILDING SETBACK LINE
- NON-BUILDABLE AREA OF > 15% SLOPES
- 125' SETBACK FROM HOTEL
- 75' SETBACK FROM WETLANDS
- HOUSE NUMBER-OLD PISCATAQUA ROAD



LINE	BEARING	DISTANCE
L1	N 79°59'45" E	98.10'
L2	S 50°16'10" E	15.03'
L3	N 26°06'54" E	96.94'
L4	S 81°32'00" E	29.51'
L5	S 87°15'41" E	24.81'
L6	N 12°55'04" E	20.60'
L7	S 87°15'41" E	37.10'
L8	S 08°28'00" W	74.30'
L9	N 70°37'39" W	30.95'



FINAL APPROVAL BY DURHAM PLANNING BOARD

CERTIFIED BY MICHAEL BEHRENDT TOWN PLANNER:

SIGNATURE:

DATE:

DATE	INITIAL SUBMISSION	TKF



265 WADLEIGH FALLS ROAD  
LEE, NEW HAMPSHIRE 03861  
PH: 603-292-5787  
WWW.FARWELLENGINEERING.COM

Shows Utilities & Topography

EXISTING LOT AREA = 226487 SF (5.20 AC)

LOT 1  
 TOTAL AREA = 107,439 SF (2.47AC)  
 AREA OF SLOPES > 15% = 58,248 SF  
 FRONTAGE = 172.54 FT  
 FRONTAGE ON RIVER = 530 +/- FT

LOT 2  
 TOTAL AREA = 79,540 SF (1.83 AC)  
 AREA OF SLOPES > 15% = 27,897 SF  
 FRONTAGE = 100.0 FT  
 FRONTAGE ON RIVER = 258 FT +/-

LOT 3  
 TOTAL AREA = 39,508 SF (0.91 AC)  
 AREA OF SLOPES > 15% = 7,400 SF  
 FRONTAGE = 206.45 FT

**NOTES**

1. THE INTENT OF THIS PLAN IS A LOT LINE ADJUSTMENT OF TAX MAP 209 LOT 86 & 86.2
2. OWNERS OF RECORD:  
 CHURCHILL FAMILY REV. TRUST OF 2023  
 30 OLD PISCATAQUA ROAD  
 DURHAM, NH 03820  
 TAX MAP 209, LOT 86 & 86.2  
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 MAXIMUM IMPERVIOUS SURFACE: 33 %

OVERLAY DISTRICTS:  
 SHORELAND PROTECTION OVERLAY DISTRICT  
 WETLAND PROTECTION OVERLAY DISTRICT

4. FOR A COMPLETE LIST OF NOTES SEE THE "SUBDIVISION PLAN"

**LEGEND**

- UTILITY POLE
- IRON PIPE/REBAR/DRILL HOLE W/PLUG FOUND
- ⊙ #5 REBAR TO BE SET
- ⋄ PROPOSED FIRE HYDRANT
- ⊞ STONE WALL
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- — — BUILDING SETBACK LINE
- NON-BUILDABLE AREA OF > 15% SLOPES
- — — 125' SETBACK FROM HOTEL
- — — 75' SETBACK FROM WETLANDS
- e — e — ELECTRIC/CABLE
- v — v — WATER SERVICE
- w — w — SEWER RESIDENTIAL FORCE MAIN
- GRINDER PUMP

**REFERENCE PLANS**

1. "PLAN OF LAND—ERMA JACKSON—DURHAM, NEW HAMPSHIRE"  
 BY G.L. DAVIS DATED JUNE 1973.  
 S.C.R.D. PLAN No. 60, POCKET 3 FOLDER 2

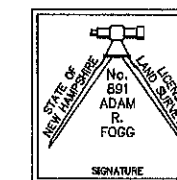
**UTILITIES FOR LOT LINE ADJUSTMENT PLAN**

TAX MAP 209 LOT 86 & 86.2  
 30 Old Piscataqua Road

DURHAM, NEW HAMPSHIRE

PREPARED FOR:  
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CERTIFIED BY MICHAEL BEHRENDT TOWN PLANNER:

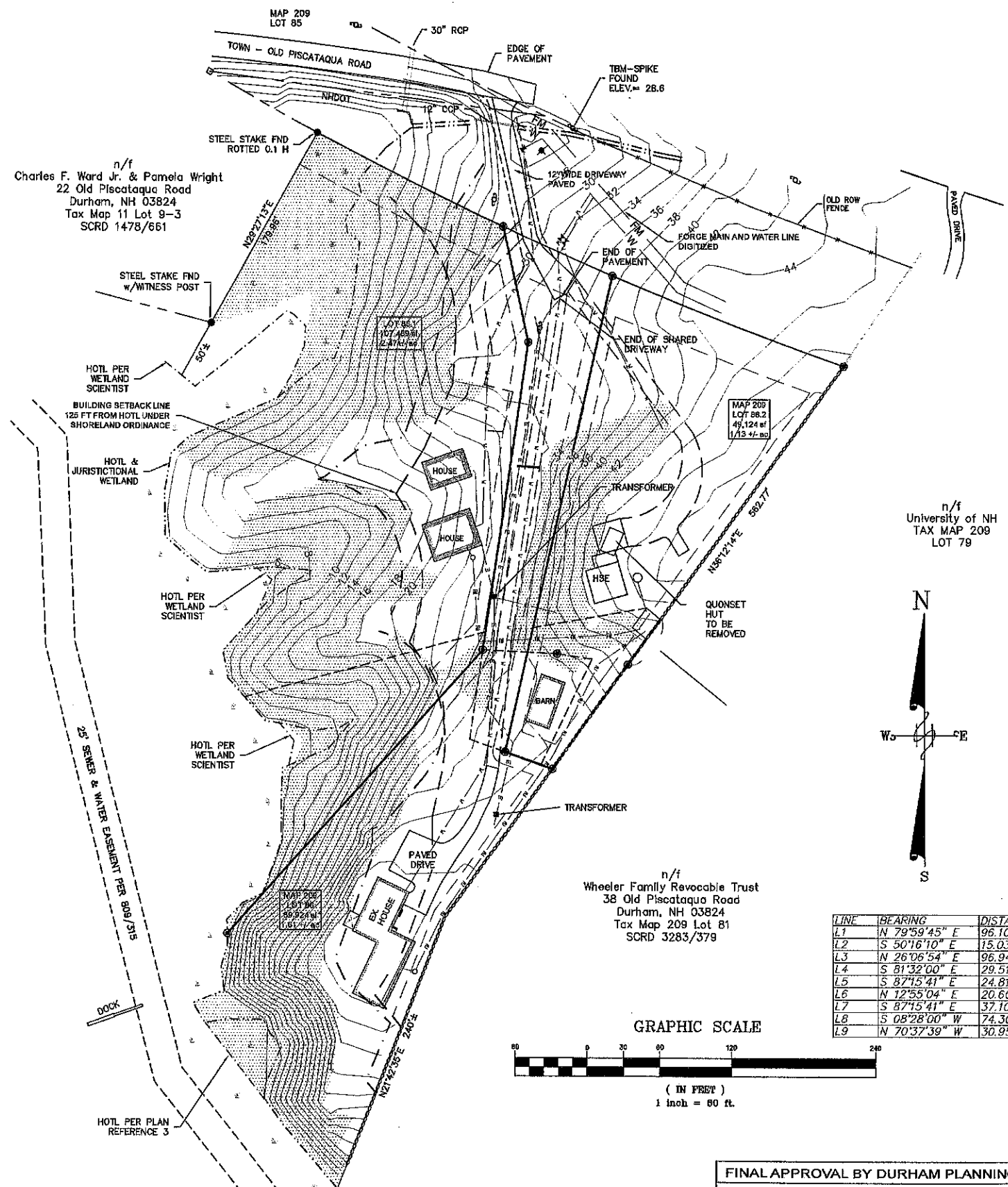
SIGNATURE:

DATE:

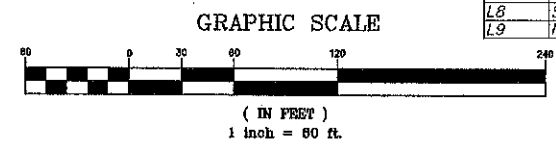
NO.	DATE	DESCRIPTION	BY



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n/f  
 Charles F. Ward Jr. & Pamela Wright  
 22 Old Piscataqua Road  
 Durham, NH 03824  
 Tax Map 11 Lot 9-3  
 SCR.D 1478/661

n/f  
 Town of Durham  
 1 Old Piscataqua Road  
 Durham, NH 03824  
 Tax Map 209 Lot 89

n/f  
 University of NH  
 TAX MAP 209  
 LOT 79

n/f  
 Wheeler Family Revocable Trust  
 38 Old Piscataqua Road  
 Durham, NH 03824  
 Tax Map 209 Lot 81  
 SCR.D 3283/379

HOTEL PER PLAN REFERENCE 3