



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, April 24, 2024

- VIII. **30 and 32 Old Piscataqua Road – Lot Line Adjustment.** Lot line adjustment between two lots both owned by John and Judith Churchill. Adam Fogg, Surveyor. Map 209, Lot 86 and Map 209, Lot 86-2. Residence A District. Recommended action: Accept as complete and set public hearing.
- I recommend that the board accept the application as complete and set a public hearing for May 8.

Please note the following:

Background. The Planning Board approved a 3-lot subdivision for the Churchills on February 26, 2020. There were some complexities with the subdivision regarding shared access via a shared driveway and easements for a few utilities. All of the conditions were met and the plat was recorded. Map 209, Lot 86-1 was acquired by Ward-Wright and they have built a house on it. Map 209, Lot 86 was the parent parcel. The Churchills live on this lot. They plan to build a new house on the third vacant lot, map 209, Lot 86-2. The purpose of the lot line adjustment is to shift the line so that an existing shed, now on Lot 86, will be on Lot 86-2. The Churchills decided that they want to have the shed on their new lot.

Lot line adjustment. There are two plans in the application. The “Lot Line Adjustment Plan” shows the proposed change in color. Lot 86-2, shown on the plan as 86.2, at 32 Old Piscataqua Road, will gain .22 acres. The barn is shown on Lot 86-2. With the lot line adjustment the barn will become part of Lot 86, at 30 Old Piscataqua Road. A driveway is shown on Lot 86-2. This is only a prospective location for the future driveway.

Access driveway. As part of the 3-lot subdivision, the Churchills created an easement for access and shared maintenance of the shared portion of the driveway. The driveway is part of the parent lot. The driveway easement area, including the shared portion, will be somewhat narrower with the lot line adjustment but there will remain plenty of room for the driveway itself (The shared portion is very limited in length) and utilities located within the driveway easement area. A slight change in the description of the easement may be needed due to the shift in the easterly line of the easement.

The shared driveway comes off Old Piscataqua Road. This section of the road is maintained by the Town. The Town maintained/paved portion of Old Piscataqua Road ends just past the shared driveway. The shared driveway then crosses over NHDOT land which is part of the wide right of way for Route 4. There is an easement from NHDOT for this driveway.

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