

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

## <u>Town Planner's Project Review</u> Wednesday, April 24, 2024

- VIII. <u>30 and 32 Old Piscataqua Road Lot Line Adjustment</u>. 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. <u>Recommended action</u>: 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:

<u>Background</u>. 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.

<u>Access driveway</u>. 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.

<u>Utilities</u>. The utilities are shown on the second plan labeled "Utilities for lot line adjustment plan." The plan also shows the topography. There are separate existing water lines for each lot. An electric line runs down the driveway and tees off for each lot. There is a pressurized line from each lot (FM for force main) to a small area marked sewer easement, along the easterly boundary of Lot 86-2, on the lot line adjustment plan. This connects with the Town sewer line. Some minor changes to the utility easements may be needed with the lot line adjustment.

Site walk. The board could do a site walk if desired.

LIMITED ACCESS ROW RELOCATE EXISTING HEADWALL Old EDGE OF Piscataqua TBM-SPIKE FOUND ELEV.= 28.6 Road WETLANDS ADJACENT TO DRIVEWAY PER DOVER ROAD PUMP STATION FORCE 12" CCF MAIN PLANS. MAY 2019 :=:= STELL STAKE FND ROTTED 0.1 H D3'13'32" R3064.88' L172.54' U.S. Route 4 = LIMITED ACCESS ROW & Pamela Wright ъ. Ir. & Pamela V scataqua Road , NH 03824 11 Lot 9—3 1478/661 OLD F D1\*52'10" R3064.88 L100.00' ER LINI D3\*51'34" R3064.88 L206.45' STEEL STAKE FND LOT 9-4-1 107,439 st HOTL PER WETLAND END OF SHARED n/f Town of Durham 10 Old Piscataqua Road Durham, NH 03824 Tax Map 11 Lot 11-3 HOTL & JRISTICTIONAL WETLAND University of NH TAX MAP 11 LOT 9-6 BUILDING SETBACK LIN 75 FT FROM WETLAN r SEWER EASEMENT SCRD 4688/630 Ν EASEMENT FO EASMENT FOR LOT 3 TO EASEMENT ON LOT 1 1 WсE HOTL PER WETLANI SCIENTIS Oyster LOT 9-4-2 79,540 sf 1.83 +/- ac PAV DRIV n/f er Family Revocable Trust Old Piscataaue Read Piścataqua Ro um, NH 03824 up 11 Lot 25–1 D 3283/379 Map River GRAPHIC SCALE ( IN FEET ) 1 inch = 60 ft. PLANNING BOARD APPROVA HOTL PER PLAN REFERENCE 3 DATE: CHAIRMAN MEMBER:

Here is the original approved 3-lot subdivision from 2020: