



**TOWN OF DURHAM**  
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**Town Planner's Review**  
**Wednesday, September 10, 2025**

VIII. **Lot Line Adjustment – Bagdad Road.** Lot line adjustment with 4,658 square feet being conveyed from 50 Bagdad Road, Map 104, Lot 67, owned by Wayne Shirley to 48 Bagdad Road, Map 104, Lot 68, owned by Marcus Everngam. Paul Dobberstein, Surveyor. Residence A District.

- I recommend that the board accept the application as complete and set the public hearing for September 24.

The applicant has requested a waiver from surveying the entirety of Lot 67. The surveyor took information on the lot size from the Town Assessing records. We show the lot size and frontage to exceed the minimum requirements by a large factor so we do not need a survey to ensure the lot remains in conformance with zoning. I recommend the board decide on the waiver on September 10 so that the applicant could survey the property expeditiously if needed.

I spoke with Darcy Freer, Town Assessor, and she prefers to have a full survey to enhance Town records but having one is not essential as part of this lot line adjustment. Generally, applicants provide full surveys on both lots for lot line adjustments but occasionally we receive a request for a waiver if one or both lots are very large. Lot 67 is 1.2 acres but Darcy said that the most recent deed is very old and with some other activity over the years the survey could be a little more involved than is typical. I would ask the surveyor to provide a little more information why this situation is different from the typical lot line adjustment warranting the waiver. The applicant marks a number of items on the checklist as not applicable, including utilities, but these items are not needed as long as no encroachment will result from the lot line adjustment. The surveyor states that there will be none (Note 8 on the plan).

I don't see any other issues at this point.