



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

NOTICE OF DECISION

Project Name: Jenkins Court 2-lot Subdivision
Action Taken: APPROVAL
Project Description: Subdivision of developed lot with three buildings
Address: 12, 14, and 16 Jenkins Court
Property Owner: Tom Christie, c/o Slania Enterprises
Surveyor: Adam Fogg, Atlantic Survey
Map and Lot: Map 106, Lot 65
Zoning: Central Business-1 District
Date of approval: December 10, 2025

[Office use only. Date certified: _____ ;

“Applicant,” herein refers to the applicant and his/her/their/its agents, successors and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the applicant prior to the plans being certified by the Town Planner. Certification of the plans is required prior to recording of the plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please note. If all of the precedent conditions are not met within one year of the board’s approval - by December 10, 2026 (or as extended) - the Planning Board's approval will be considered to have lapsed. Extension(s) may be granted by the Planning Board for reasonable cause. It is the sole responsibility of the applicant (or his/her agent) to ensure that the precedent conditions are met by this deadline. See RSA 674:39 on vesting. No changes to the plans that were reviewed and approved by the Planning Board on December 10, 2025 may be made except for the specific required modifications that follow.

Plan Modifications

Make the following modifications to the plans that were reviewed and approved by the Planning Board:

- 1) Adjust the two sheets as needed with one sheet prepared for recording and the other including any information that is not shown on the sheet for recording (utilities, miscellaneous structures, items specified herein, etc.).
- 2) Obtain new Assessor's Map and Lot #'s from the Assessing Office and show on each lot.
- 3) Approval block. The approval block on each page should read: "Final Approval by Durham Planning Board. Certified by Michael Behrendt, Town Planner
_____ Date _____"
- 4) Addressing. Show street addresses corresponding to each building.
- 5) The bearings and distances for the rectangular easement area crossing the lot line shall be shown. The four squares marking the corners of the easement are shown for reference only. The applicant need not install markers on site.
- 6) Identify the diagonal box shown on the plan situated near the new lot line near the top of the sheet.
- 7) Add this note: "For more 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." [Include on both sheets]

Other Precedent conditions

- 8) Easements. Submit new draft easements to the Town Planner for review. The easements should include allowance for any structures or elements which cross over or encroach upon the new lot line, access to service any utilities or structures located near the new lot line, as needed for the two lots, and treatment of the deck that crosses the lot line. Which lot is served by each element located near the new lot line should be indicated on the plan and/or in the easement document. The applicant plans to prepare one easement covering the rectangular strip of land straddling the new lot line and bound by the four easement corners.
- 9) Monumentation. The surveyor shall provide a certificate of monumentation to the Planning Department.
- 10) Final drawings. The following complete sets of final approved drawings shall be submitted for signature (except the electronic version) by the Town Planner: a) two large sets of black line drawings (one set is for recording); b) one set of 11"x17" drawings; plus c) one electronic version by pdf. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor responsible for the plans.
- 11) Signature. Signature by the applicant below acknowledging all terms and conditions of this approval herein.

CONDITIONS SUBSEQUENT AND GENERAL TERMS

- 12) **Recording.** The plat and this notice of decision (per RSA 676:3 III) must be recorded at the Strafford County Registry of Deeds within 14 days of when the plat is certified. See RSA 478:1-a regarding plat requirements. Failure to comply with this requirement herein shall render the subdivision null and void.
- 13) **Tax Implications.** It is recommended that the applicant contact Darcy Freer, Durham Tax Assessor, to learn about any tax implications of this subdivision. You can contact Ms. Freer at (603) 868-8064 or dfreer@ci.durham.nh.us

Findings of fact. As part of this review and approval the Durham Planning Board finds the following: **A)** The applicant submitted an application, supporting *documents*, and plans for the project; **B)** The Planning Board accepted the application as complete; **C)** The Planning Board held one *public hearing* on the application; **D)** The applicant *updated the plans* and other documentation pursuant to comments from the staff; **E)** The Planning Board reviewed the application in accordance with the Durham Zoning Ordinance and the Durham Subdivision Regulations, and found that the application *meets all requirements*; and **F)** The Planning Board duly *approved the application* as stated herein. Substantial records are maintained of the process and documentation submitted in the Planning Department. A record of documentation and a timeline of the project will be prepared as needed.

Signature(s). As the applicant(s), I/we accept and acknowledge all of the terms and conditions of this approval herein.

Signature of applicant

date

Printed name of applicant

Signature of Planning Board Chair

date

Printed name of Planning Board Chair