

TOWN OF DURHAM
Planning Department
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

Subdivision – Preliminary Application

Property Information

Design Review

Property address/location: _____

Tax map #: _____; Lot #'(s): _____; Size of site: _____ acres;

Zoning District: _____.

Proposed Project

This review is for: Conceptual Consultation: _____; Design Review: 

Number of proposed lots: _____; Will there be a new street? Yes: _____; No: _____

Describe proposal in general: _____

Property Owner

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

Applicant/Developer/Agent (if different from property owner)

Name (include name of individual): _____

Mailing address: _____

Telephone #: _____ Email: _____

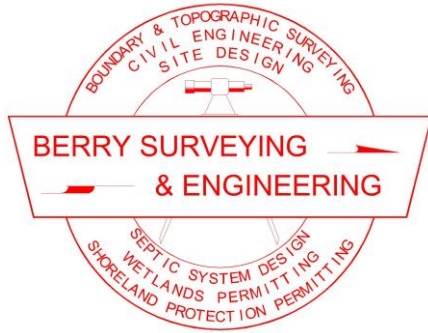
Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), or the agent. If not by the property owner, then a separate statement from the owner is required.

I hereby submit this Preliminary Subdivision application to the Town of Durham Planning Board and attest to the best of my knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate.

Signature:  _____

Date: _____



BERRY SURVEYING & ENGINEERING

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May 11, 2026

Durham Town Planning Board
Attention: Michael Behrendt
8 Newmarket Road
Durham, NH 03824

Re: Subdivision Design Review Application
73 Piscataqua Road
Tax Map 209, Lot 42
Durham, NH

Mr. Behrendt, Members of the Durham Planning Board,

On behalf of the owner William T. Goldstein Trust and applicant William T. Goldstein, Berry Surveying & Engineering (BS&E) is submitting a design review application for a proposed 3-lot major subdivision on Piscataqua Road.

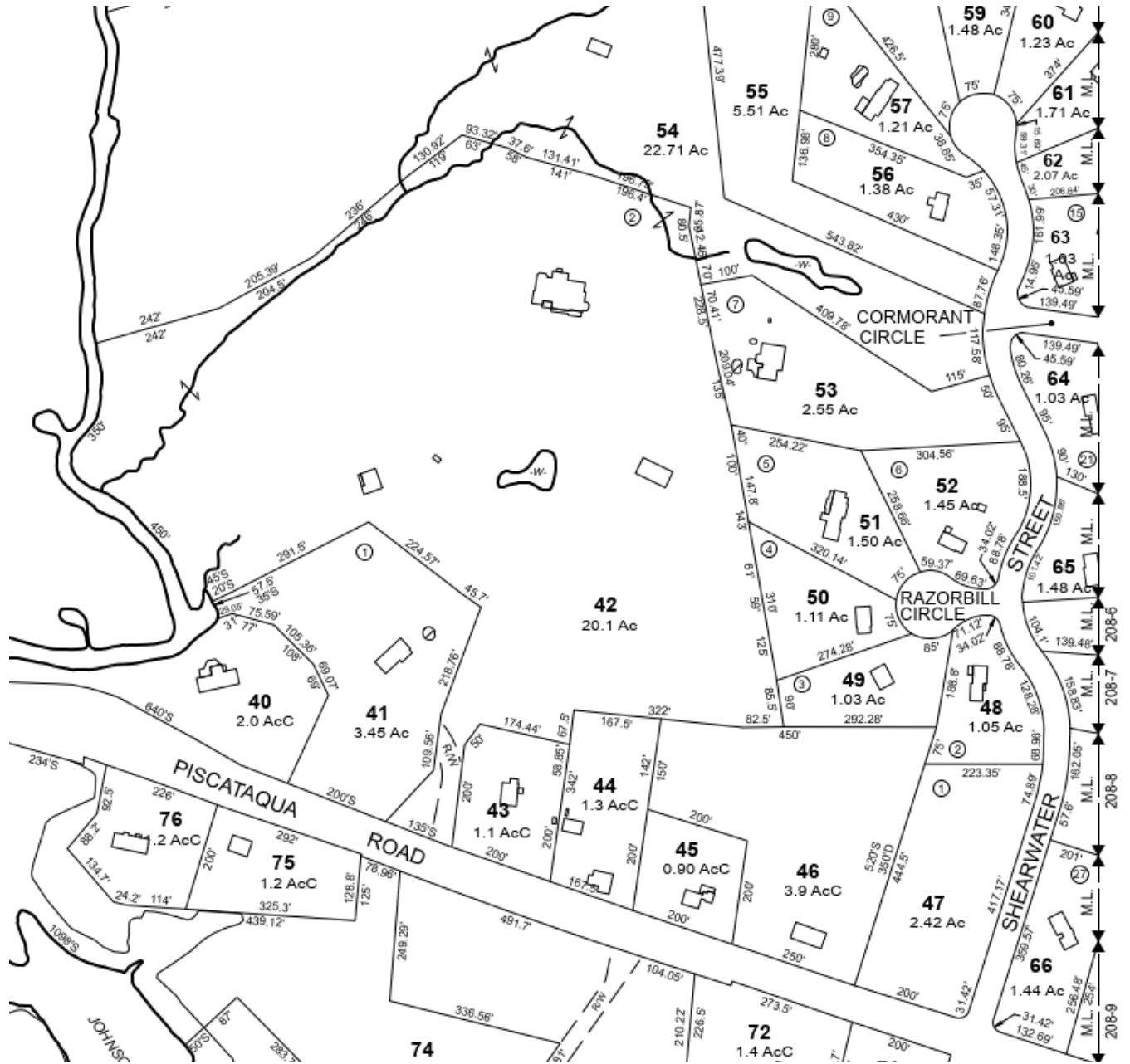
Background and Narrative:

William T. Goldstein Trust owns the parcel known as Tax Map 209, Lot 42, which is a 20.1-acre lot purchased by the applicant in September, 2006. The applicant hired BS&E to conduct a full boundary survey, topographic analysis, and jurisdictional wetland mapping on site. The property contains two existing single-family dwellings and one garage, accessed by the driveway on the lot that is shared with Tax Map 209, Lot 41. Adjoining Johnson Creek in the west, the property contains two wetland areas spread across the untouched woodland on site. The parcel contains moderate slopes with loamy soils subject to flooding around the Johnson Creek.

As noted above, the applicant is proposing to subdivide the parcel into three lots using the existing driveway as access, converting it to a private road. Because only three lots are proposed, the residential subdivision is exempt from development as a Conservation Subdivision per Zoning Ordinance Article 175-107.C.1. However, in order to provide ample frontage for the proposed lots without compromising the parcel's existing quality, the driveway is to be converted to a private road, making this a major subdivision. The design follows all typical frontage and setback requirements with minimal buffer impact. By minimizing disturbance areas and access points, this design would effectively preserve the wetland areas while optimizing the lot's full developmental potential. However, in order to determine whether the proposed development is the most reasonable, BS&E has reviewed the site for use as a conventional subdivision, as demonstrated in the attached Yield Plan.

This project design would contain four lots fronting on a cul-de-sac. Due to the nature of wetlands on the property, one of these lots would require a shared driveway access off of the

Tax Map 209, Lot 42 with view of direct abutters:



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