

**DURHAM PLANNING BOARD
REGULAR MEETING AGENDA
Durham Town Offices, 6:30 p.m.
October 4, 2023**

NOTE: No public comment will be taken on individual applications at the meeting unless the Board schedules a formal public hearing with required notice posted. Comments on applications can be submitted in writing to the Town Planner and will be forwarded to the Planning Board and the applicants.

1. Roll Call & Determination of a Quorum
2. Amendments to the Agenda
3. Acceptance of the Minutes of Prior Meetings (September 6, 2023)
4. Informational Exchange on Non-Agenda Items:
 - a) Town Officials
 - b) Residents (Public comment will be taken)
 - c) Non-Residents (Public comment will be taken)
5. New Business
 - a) Subdivision Amendment to Change Lot Line at Turnaround in Woodland Acres Section 2, Map 9, Lot 9K1 (Public comment will not be taken)
 - b) Subdivision Amendment to Combine Lots at Bowie Hill Subdivision, Map 10, Lots 1&2&3 and 11&12 (Public comment will not be taken)
6. Other Business:
 - a) Board Discussion of Draft Land Use Ordinance Amendments (Public comment will not be taken)

3. Acceptance of the Minutes of Prior Meetings (September 6, 2023)



Town Of Durham

Planning Board Minutes

Town Offices, 6:30 pm
September 6, 2023

1. Roll Call & Determination of a Quorum

In attendance: John Talbot (Chair), Juliet Caplinger (Vice Chair), Allan Purinton, Tyler Hutchison, Brian Lanoie, and George Theborge (Town Planner).

Absent: Anne Torregrossa (Alternate).

Guest(s): Kenneth and Gwenn Huot (Applicant: Durham Leisure Campground) and Richard Meek, Civil Engineer for TERRADYN CONSULTANTS, LLC (Ruby Farmview)

2. Amendments to the Agenda: None

3. Acceptance of the Minutes of prior meeting (August 2, 2023)

Alan Purinton moved to accept the August 2nd, 2023 meeting minutes, Tyler Hutchison seconded, and the motion carried with 4 votes and 1 abstention (Juliet Caplinger).

4. Informational Exchange on Non-Agenda Items:

a.) **Town Officials – None**

b.) **Residents** - Rebekah Polster (525 Meadow Road) – Questions about possible subdivisions near Swamp Road and wanted to know how many new building permits are allowed per year.

c.) **Non-residents – None**

5. Old Business

a.) **Public hearing on Conditional Use Application for Expansion of the Leisure Campground for 112 RV sites, Map 2, Lot 13 (Public comment will be taken)**

Town Planner Comments:

- The Planning Board bylaws provide that the Chairman is to describe the purpose of the public hearing and the procedures to be followed.
- Per those bylaws, the Board may receive oral or documentary evidence but shall exclude irrelevant, or unduly repetitious evidence. The Chairman shall make a determination of the relevance of any evidence or testimony and that determination can be challenged by a motion of any Board member subject to a majority vote of the Board members.
- Every party shall have the right to present its case in the order determined by the Chairman and without interruption.

- The Chairman may impose such reasonable time limits as may be necessary to ensure that all parties have an adequate opportunity to be heard.
- Every party shall have the right to submit rebuttal evidence and to conduct cross examination of any other party through the Chair, provided however, that the Chairman may impose such other reasonable limitations as may be necessary to prevent an abuse of process.
- An aggrieved party is defined as any person who can demonstrate that he or she will suffer a particularized injury by issuance or non-issuance of the license/permit approval in question. A particularized injury is one that directly operates against a party's property, pecuniary or personal rights. An injury suffered by all of the citizens of the Town in an equal and proportionate manner is not a particularized injury (Section 19.7 Durham Land Use Ordinance).
- Comments and questions should be focused on helping the Planning Board determine whether the application meets the adopted conditional use criteria as opposed to debating Town growth management policies which are set at Town Meeting and must be followed by the Planning Board.
- The application and staff comments were made available on the Town website and the purpose of the public hearing is to receive public input on the application and not to have an explanation of the process and Ordinance requirements.
- These procedures and limitations on public input are required to ensure that the applicant and affected parties are given due process and the legal deadlines for a Planning Board decision on the application can be met.

The Vice Chair, Juliet Caplinger, recused herself from the Board review panel, because she is an abutter to the property of the Durham Leisure Campground.

Applicant (Petitioner): Kenneth and Gwenn Huot, 24 Leisure Lane, Durham, ME 04222

- The applicants would like to expand their thirty-six (36) sites, by adding another forty (40) sites for a total of 76 sites. (Note: Site 35 is not used/total actual sites is 77)
- They are proposing to have 4,000 square feet per campsite.
- They are currently having issues with large camping units (40 feet or larger) wanting to camp there, as well as tiny homes.
- They would like to extend the current 12 week stay period.
- They would like to accommodate more seasonal campers rather than transit campers.
- Currently they do not have tent sites, and nine (9) campsites are grandfathered for year-round stay, they would like to add an additional 21 sites for year-round.
- They would like to have sites available from early April to late October (weather permitting), instead of the 12-week period (May 15th through September 15th).

The Board opened the Public Hearing at 6:54 pm.

Fran Kelley (11 Leisure Lane) – abutter to the property, only concern is the possible increase of traffic and pulling large camper units onto Route 136. The campground is very quiet and a good neighbor

Public Hearing is closed at 6:58 pm.

b.) Substantive Review of Conditional Use Application for Expansion of the Leisure Campground for 112 RV sites, Map 2, Lot 13 (Public comment will be taken).

Town Planner Comments:

- The Planning Board conducted a site walk for the Leisure Campground application on August 16 from 5:30 to 6:30 p.m. John Talbot, Brian Lanoie, and Tyler Hutchison attended. A photographic record of the site features observed by Board members during the site visit was included in the packet.
- On August 2 the Planning Board reviewed the application and had numerous questions about the existing use and proposed expansion. The packet contained copies of the Planning Board and Board of Appeals past decisions and approval conditions.
- In April of 1986, the Planning Board approved a conditional use permit for 110 campground sites with a maximum of 40 to be installed in the first year and with an 11 pm curfew.
- In June of 1986, the Board of Appeals denied an appeal filed by neighbors of the project to overturn the Planning Board decision.
- In March of 1987, the Planning Board and prior owner affirmed agreement to a campground discontinuance provision (one year) and requirement for Planning Board approval of any transfer of campground ownership.
- In October of 2016, the current applicant applied for and received Planning Board conditional use approval to expand from 9 sites to 34 sites with a finding that the campground was required to comply with the seasonal time limits of the Ordinance which were applied as an approval condition along with all other campground requirements contained therein.
- In November of 2016, the Board of appeals denied a variance request to reduce the required 100-foot property line setback for campsites. In that variance request, the current applicant requested relief from the time limits of the Ordinance, which the Board also denied. The record indicates that when the current applicant acquired the property, there were 9 licensed sites.
- In April of 2017, the applicant obtained ownership of a Town-owned property and received Planning Board conditional use approval to add 2 more campsites. That approval again reiterated the seasonal time of occupancy limits of the Ordinance being applicable to the campground as an approval condition.
- On August 15, the applicant submitted a revised “Existing Conditions Plan” showing a fall zone around the cell tower. The updated plan also indicates that the applicant is now requesting approval of 40 new campsites or a total of 76. The revised plan does not differentiate between existing or proposed seasonal and year-round campsites.
- On August 28, the applicant provided the following additional submissions:
 - Updated corporate filing report (2022);
 - Campground addressing and site numbering diagram;
 - HHE-606 State of Maine Health Inspection Program License Application for Campground & Event Camping; and,
 - Color-coded diagram showing the proposed year-round and seasonal campsites and utility lines.

- On September 6, the Board received a certification letter from a company that conducted a review of the tower and stated that it meets all required codes and provided an inspection record.
- On September 6, the Board received a letter from MDOT confirming that they do not have a permit for that site, they consider it to be grandfathered and they don't believe that the proposed expansion of the campground raises any issues for the MDOT.
- On September 6, the chairman of the Board received an email from the Fire Chief stating that if the applicants provide a water storage tank with a 2000-gallon capacity with hook ups for the Fire Department that would satisfy his concern for fire safety.

Section 7.4 CONDITIONAL USE REVIEW CRITERIA

A. Review Criteria: Before it issues a conditional use permit, the Planning Board shall find, as a matter of fact, that the proposed use meets the following criteria:

1. **Public Health Impacts:** The proposed use will not create unsanitary or unhealthful conditions by reason of sewage disposal, emissions to the air or water, or other aspects of its design or operation.

Motion made by Allan Purinton: The applicant has satisfied a reasonable burden of proof of compliance with the criterion for public health impacts.

Motion seconded by Tyler Hutchison.

- i. The applicant submitted an HHE 606 State of Maine Health Inspection Program License Application for Campground & Event Camping for "41 or more RV sites in an existing RV park."

Allan Purinton amended his motion: Under (item i) the HHE 606 application must be approved by the State prior to any additional work. Motion seconded by Brian Lanoie: 4 Votes to deny: 0

2. **Traffic Safety Impacts:** The proposed use will not create unsafe vehicular or pedestrian traffic conditions when added to existing and foreseeable traffic in its vicinity.

The Board discussed possible signage to help indicate that a campground is present and help to keep the speed down on the main road.

Motion made by Allan Purinton: The applicant has satisfied a reasonable burden of proof of compliance with the criterion for traffic safety impacts.

Motion seconded by Tyler Hutchison: Votes to approve: 4 Votes to deny: 0

3. **Public Safety Impacts:** The proposed use will not create public safety problems which would be substantially different from those created by existing uses in the neighborhood or require a substantially greater degree of municipal services than existing uses in the neighborhood.

Motion made by Allan Purinton: The applicant has satisfied a reasonable burden of proof of compliance with the criterion for public safety impacts.

Motion seconded by Tyler Hutchison: Votes to approve: 4 Votes to deny: 0

4. **Environmental Impacts:** The proposed use will not result in sedimentation or erosion or have an adverse effect on water supplies.

Motion made by John Talbot: The applicant has satisfied a reasonable burden of proof of compliance with the criterion for environmental impacts.

Motion seconded by Brian Lanoie: Votes to approve: 4 Votes to deny: 0

5. **Scale & Intensity of Use:** The proposed use will be compatible with existing uses in the neighborhood, with respect to physical size, visual impact, intensity of use, and proximity to other structures.

The Board made amendments to the draft findings for item d.) change 400 feet to 100 feet. Add item f.) In addition to the Google Maps, the Board has also reviewed the applicant's plans.

Motion made by Tyler Hutchison: The applicant has satisfied a reasonable burden of proof of compliance with the criterion for scale and intensity of use.

Motion seconded by Brian Lanoie: Votes to approve: 4 Votes to deny: 0

6. **Noise & Hours of Operation:** The proposed use will be compatible with existing uses in the neighborhood, with respect to the generation of noise and hours of operation.

Motion made by Allan Purinton: The applicant has satisfied a reasonable burden of proof of the compliance with the criterion for noise and hours of operation.

Motion seconded by Tyler Hutchison: Votes to approve: 4 Votes to deny: 0

The applicant has stated that they live on the property and manage the noise control.

7. **Right, Title, or Interest:** The applicant has sufficient right, title or interest in the site of the proposed use to be able to carry out the proposed use.

Motion made by John Talbot: The applicant has satisfied a reasonable burden of proof of compliance with the criterion for right, title, or interest.

Motion seconded by Allan Purinton: Votes to approve: 4 Votes to deny: 0

8. **Financial & Technical Ability:** The applicant has the financial and technical ability to meet the standards of this Section and to comply with any conditions imposed by the Planning Board pursuant to subsection 7.5.

Motion made by Brian Lanoie: The applicant has satisfied a reasonable burden of proof of compliance with the criterion for financial & technical ability.

The Board noted that there was a discrepancy of \$25,000 between the applicant’s resources and project costs in the original estimate, but due to the change in number of sites from 112 sites to 40 new sites that isn’t an issue.

Motion seconded by Tyler Hutchison: Votes to approve: 4 Votes to deny: 0

Section 7.5 CONDITIONS OF APPROVAL

A. Planning Board Approval Conditions: Upon consideration of the criteria listed in subsection 7.4, the Planning Board may by majority vote attach such conditions, in addition to those required by other provisions of this Ordinance, as it finds necessary to ensure compliance with those criteria and all other applicable requirements of this Ordinance. Violation of any of those conditions shall be a violation of this Ordinance.

1. No construction to commence until the applicant has applied for and received Planning Board site plan approval for the project infrastructure.
2. The project shall comply with all DHHS requirements for wastewater disposal, public water systems, and campgrounds.
3. The project must comply with all the requirements of Section 5.8 A. through I. for campgrounds, except for the following:
4. Sites 1 through 37 (site 35 is missing) are approved for year-round RV and Park Model RV use and the cabin at 33 Leisure Lane is approved for year-round use.
5. Sites 38 through 77 are approved for seasonal use from April 1 through October 31.
6. Pool hours are 9:00 to dusk.
7. Quiet time is 10:00 pm to 7:00 am.

Motion made by Tyler Hutchison: To apply the following conditions of approval to the permit for conditional use.

Motion seconded by Allan Purinton:

8. Motion to amend made by Tyler Hutchison:

Item #4: Sites 1 through 21 and Sites 28 through 37 are approved for year-round RV and Park Model RV use and the cabin at 33 Leisure Lane is approved for year-round use.

Item #5: Sites 22 through 27 and Sites 38 through 77 are approved for seasonal use from April 1 through October 31.

Add Item #8 Seasonal sites will have a limit of a 7-month stay and year-round sites will have a limit of a 12-month stay.

Motion seconded by Allan Purinton: Votes to approve: 4 Votes to deny: 0

6. Other Business:

a. Subdivision Sketch Plan Review for 4 Additional Lots, Ruby Farmview Subdivision, Map 5, Lot 78B (Public comment will not be taken)

Mr. Talbot stated to the Board and applicant that he is a customer of Copp Excavation and he has no prejudice towards the applicant’s proposed project. He is asking the applicant and the Board if they are comfortable with him remaining on the Board for this plan review. The applicant has no issues with Mr. Talbot remaining on the Board for this review.

Motion made by Allan Purinton: To allow John Talbot to continue with the process for Ruby Farmview Subdivision amendment review.

Motion seconded by Juliet Caplinger: Votes to approve: 4 Votes to deny: 0

Applicant: Richard Meek, Civil Engineer for TERRADYN CONSULTANTS, LLC, on behalf of Michael Copp, developer/landowner of subdivision.

- Proposing to construct about 700 feet of road, intersecting with the existing Ruby Lane.
- Proposing to create four new lots, each consisting of 90,000 square feet of area that includes 300 linear feet of frontage and a minimum of 40,000 square feet of contiguous buildable area.
- A wetland delineation was conducted in the spring.

Town Planner comments:

- The applicant is seeking sketch plan review of a four-lot expansion of the existing subdivision.
- Sketch plan review is an opportunity for the applicant and Board to informally discuss pursuit of a subdivision development plan on the subject property.
- General information related to the property in question is provided to have an informed discussion.
- The main purpose is to ensure that the applicant and Board are “on the same page” in terms of ordinance requirements and the subdivision review process.
- The meeting also provides opportunities to flag key issues that will come up during a future application process.
- Sketch plan review is also an opportunity to explore any intention of the applicant to request any waivers of procedures, submissions, or performance standards and general reasons for doing so.
- No notice to abutting property owners is required at this informal stage of the subdivision review process.

- No decisions, whether express or implied can be made at this stage of the review process.
- The Ruby Farmview Subdivision was approved on December 5, 2018 and was amended in May of 2021.
- Under Title 38, § 482, if the applicant creates 15 or more lots in any 5-year period, a site location permit from the Maine DEP will be required.
- If the applicant pursues development of the four new lots before December 5 of 2023, they will need a site location permit.
- The applicant should be aware of new procedural forms and administrative provisions being used by the Planning Board and staff.

The Board scheduled a site walk for Wednesday, September 20th at Ruby Farmview on Ruby Lane from 5 to 6 pm.

7. Adjourn

Allan Purinton motioned to adjourn the meeting. Juliet Caplinger seconded, motion carried 5 – 0. Meeting adjourned at 9:02 pm.

5. New Business:

- a. Subdivision Amendment to Change Lot Line at Turnaround in Woodland Acres Section 2, Map 9, Lot 9K1 (Public comment will not be taken)

TOWN PLANNER COMMENTS:

- The applicant is seeking Planning Board approval of an amendment to the Woodland Acres Section 2 subdivision plan.
- A mortgage survey indicated that construction intruded on the 50-foot setback from the turnaround of the June Cruz Drive (formerly Arnold Way), the short side spur off Woodland Road.
- A surveyor has prepared an amended plan that changes the angle of the line at the end of the turnaround to move the setback to the conforming distance.
- Under Section 6.10 of the Land Use Ordinance, no changes, erasures, modifications, or revisions can be made to a recorded plan unless a revised final plan is submitted to the Board and the Board approves the changes in accordance with the provisions of Section 6.11.
- If no new lots are created, the amended plan application can be reviewed in a single, final plan step with the application providing adequate information to determine that the performance standards of Section 6.14 are met.
- The revised plan must indicate that it is a revision of a previously approved and recorded plan and must show the title of the subdivision and the book and page number of the original recorded plan (Section 6.14.B).



Town of Durham
630 Hallowell Road
Durham, Maine 04222

Tel: 207-353-2561
Fax: 207-353-5367

Office of Code Enforcement and Planning

FINAL SUBDIVISION PLAN APPLICATION

Subdivision Name: June Cruz Drive

Application Date: 4/18/23

Preliminary Approval Date: _____

A. Owner & Developer

Is applicant owner of the property? YES NO (If no, letter of owner authorization is required)

Property owner: Kohen Bailey Property developer: _____

Address 18 June Cruz Drive Address: _____

Telephone number: 207-844-0638 Telephone number: _____

Email address: Kohenkbailey@gmail.com Email address: _____

B. Project Designers

Surveyor: Wayne Wood Engineer: _____

Address: 30 Wood Drive Gray Maine Address: _____

Telephone number: 207-657-3330 Telephone number: _____

Email address: W+WCo@secure-speed.net Email address: _____

Person to whom all correspondence on project should go: Kohen Bailey

Preliminary Subdivision Plan Application

C. Status of Preliminary Plan Approval & Current Application

Has it been more than 6 months since preliminary approval was granted? _____ YES _____ NO

Are changes required by preliminary approval reflected in the final plans? _____ YES _____ NO

Are all technical peer reviews required by the Board complete and attached? _____ YES _____ NO

Is there an engineer's construction cost estimate for required improvements? _____ YES _____ NO

Is there a bank commitment letter for the amount of the construction costs? _____ YES _____ NO

Will a bank letter of credit be submitted as a performance guarantee? _____ YES _____ NO

If yes, does the letter of credit follow the format approved by the Town Attorney? _____ YES _____ NO

If an alternative form of performance guarantee is to be requested, what form will it take:

Has that form been reviewed by the Town Attorney at the applicant's expense? _____ YES _____ NO

Have all State and other outside agency reviews been completed? _____ YES _____ NO

Are permits and/or letters from State and outside agencies attached? _____ YES _____ NO

Are their approval conditions incorporated into the final plans? _____ YES _____ NO

Did their approval conditions substantively change the preliminary plan? _____ YES _____ NO

Do the submissions include a declaration of covenants and homeowners' association framework for long-term ownership and maintenance of the project improvements? _____ YES _____ NO

Do those legal documents follow the Town Attorney's format? _____ YES _____ NO

If not, have they been reviewed by the Town Attorney at applicant's expense? _____ YES _____ NO

D. Required Public Notices

Have all abutting property owners received notice per Section 6.6.E.? YES _____ NO

Does this project abut or cross over into another Town? _____ YES NO

Is this project within 1000 feet of the water wells of the Elementary School? _____ YES NO

E. Requested Waivers

Does the applicant intend to request any waivers of the subdivision requirements? If yes, list them and state the reasons for the request (Note: waivers from design standards will require technical analysis to demonstrate that the subdivision criteria will be met). Provide full explanation and documentation of waiver requests and justification in the submissions:

No

Are the waivers of performance standards noted on the final plan per Section 6.35.C.4?

YES NO

F. Review Fees and Escrow

Non-refundable application fee of \$300: \$ yes paid with card

Was the technical review escrow depleted to 25% of the original amount? YES NO

If yes, the escrow must be brought back up to the original amount of \$250 per lot: \$ _____

Date review fees & escrow paid: _____

G. Checklist and Required Submissions

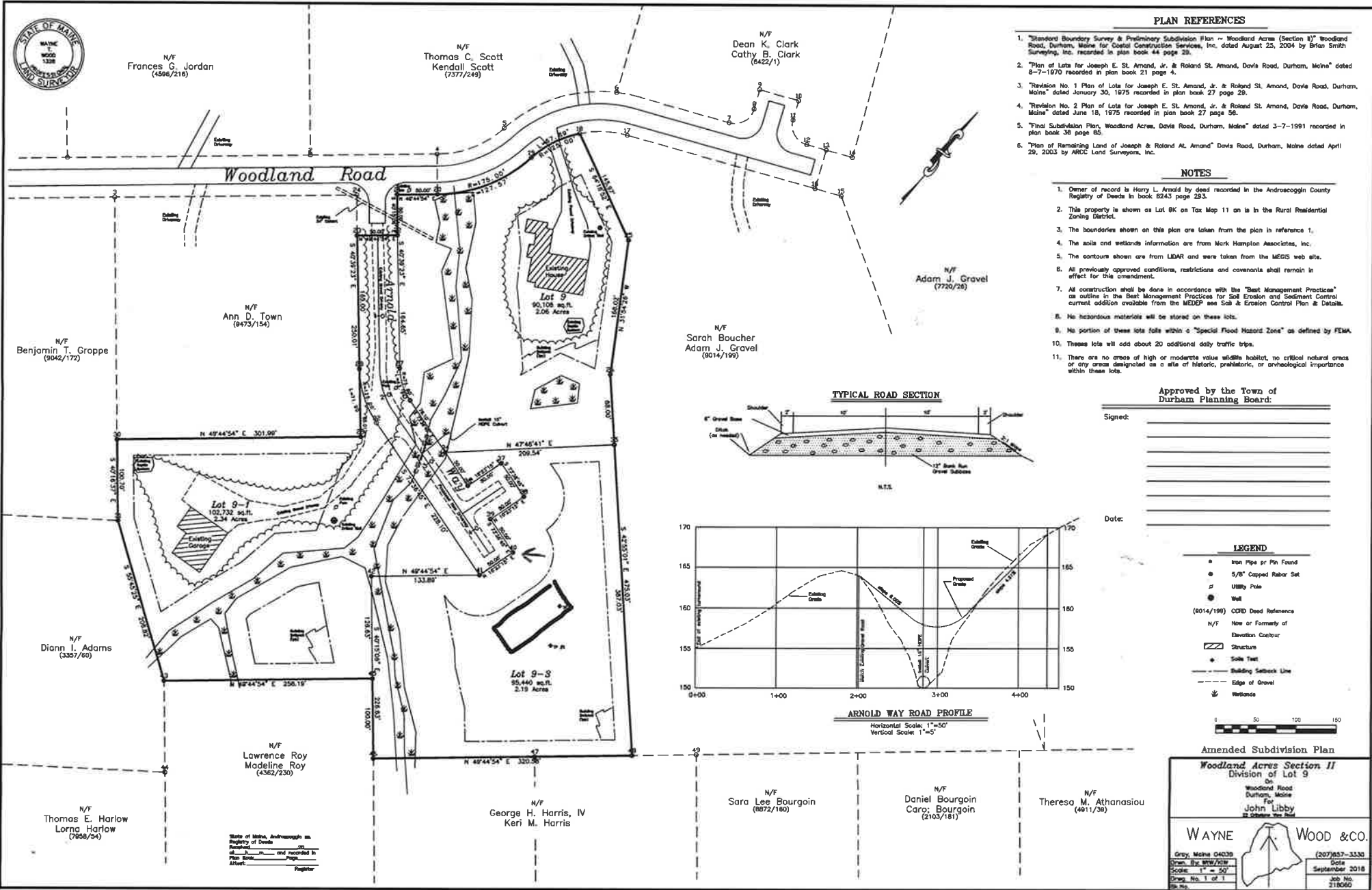
Are the completed final plan checklist and all submissions attached? YES NO

To the best of my knowledge, all of the above stated information submitted in this application is true and correct.

H. Signature of Applicant

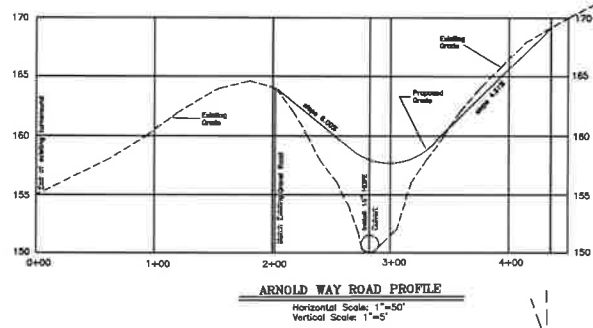
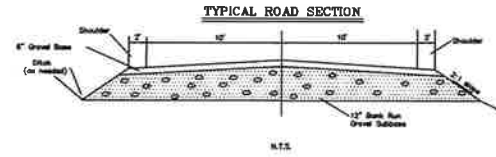
Printed Name: Kohen Bailey

4/18/23
Date



- PLAN REFERENCES**
- "Standard Boundary Survey & Preliminary Subdivision Plan -- Woodland Acres (Section II)" Woodland Road, Durham, Maine for Coastal Construction Services, Inc. dated August 25, 2004 by Brian Smith Surveying, Inc. recorded in plan book 44 page 29.
 - "Plan of Lots for Joseph E. St. Amant, Jr. & Roland St. Amant, Davis Road, Durham, Maine" dated 9-7-1970 recorded in plan book 21 page 4.
 - "Revision No. 1 Plan of Lots for Joseph E. St. Amant, Jr. & Roland St. Amant, Davis Road, Durham, Maine" dated January 30, 1975 recorded in plan book 27 page 29.
 - "Revision No. 2 Plan of Lots for Joseph E. St. Amant, Jr. & Roland St. Amant, Davis Road, Durham, Maine" dated June 18, 1975 recorded in plan book 27 page 56.
 - "Final Subdivision Plan, Woodland Acres, Davis Road, Durham, Maine" dated 3-7-1981 recorded in plan book 38 page 85.
 - "Plan of Remaining Land of Joseph & Roland A. Amant" Davis Road, Durham, Maine dated April 29, 2003 by ARCC Land Surveyors, Inc.

- NOTES**
- Owner of record is Harry L. Arnold by deed recorded in the Androscoggin County Registry of Deeds in book 8243 page 293.
 - This property is shown as Lot 8K on Tax Map 11 on is in the Rural Residential Zoning District.
 - The boundaries shown on this plan are taken from the plan in reference 1.
 - The soils and wetlands information are from Mark Hampton Associates, Inc.
 - The contours shown are from LIDAR and were taken from the MEGIS web site.
 - All previously approved conditions, restrictions and covenants shall remain in effect for this amendment.
 - All construction shall be done in accordance with the "Best Management Practices" as outlined in the Best Management Practices for Soil Erosion and Sediment Control current edition available from the MEDEP and Soil & Erosion Control Plan & Details.
 - No hazardous materials will be stored on these lots.
 - No portion of these lots falls within a "Special Flood Hazard Zone" as defined by FEMA.
 - These lots will add about 20 additional daily traffic trips.
 - There are no areas of high or moderate value wildlife habitat, no critical natural areas or any areas designated as a site of historic, prehistoric, or archeological importance within these lots.



Approved by the Town of Durham Planning Board:

Signed: _____

Date: _____

- LEGEND**
- Iron Pipe or Pin Found
 - 5/8" Capped Rebar Set
 - ⊙ Utility Pole
 - ⊙ Well
 - (8014/199) CCRD Deed Reference
 - N/F Now or Formerly of
 - Deviation Contour
 - ▨ Structure
 - ⊙ Soil Test
 - Building Setback Line
 - - - Edge of Gravel
 - ⊙ Wetlands

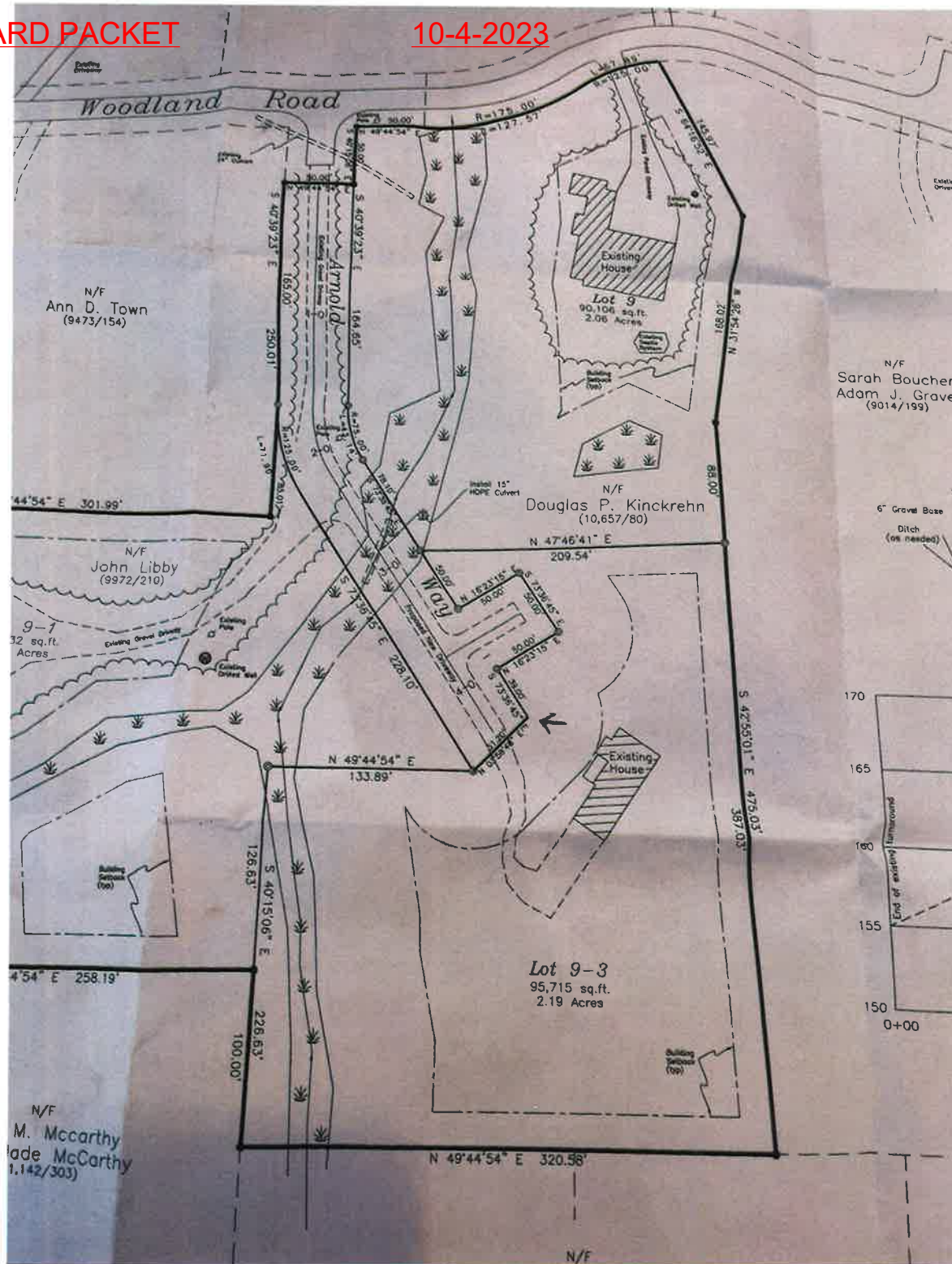
Amended Subdivision Plan
Woodland Acres Section II
 Division of Lot 9

Woodland Road
 Durham, Maine
 For
John Libby
 Pl. Subdiv. Inc. PA

WAYNE WOOD & CO.

Gray, Maine 04039 (207) 857-3330
 Drawn by: **WW/MLW** Date: September 2018
 Scale: 1" = 50'
 Drawn No. 1 of 1 Job No. 218060
 S.S. No.

State of Maine, Androscoggin ss
 Registry of Deeds
 Book _____ Page _____
 and recorded in
 Plan Book _____ Page _____
 Attest: _____
 Register



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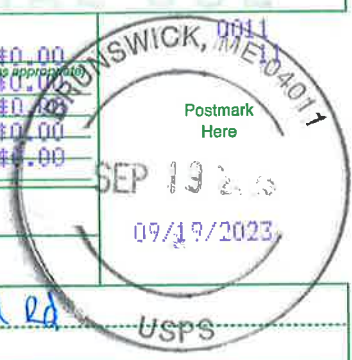
Durham, NE 04222

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: 81 Woodland Rd
Street and Apt. No., or PO Box No.

City, State, ZIP+4®: Durham, ME 04222

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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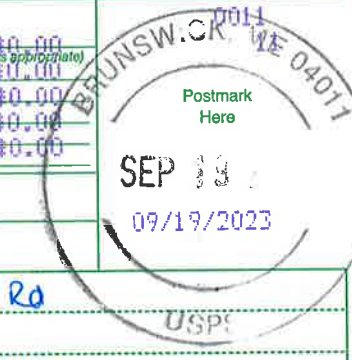
Durham, NE 04222

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: 73 Woodland Rd
Street and Apt. No., or PO Box No.

City, State, ZIP+4®: Durham, ME 04222

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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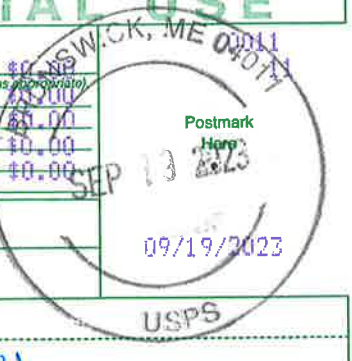
Durham, NE 04222

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: 55 Woodland Rd
Street and Apt. No., or PO Box No.

City, State, ZIP+4®: Durham, ME 04222

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





N/F
Frances G. Jordan
(4596/216)

N/F
Dean K. Cloutier
Cathy B. Clark
(927/711)

Woodland Road

N/F
Ann D. Town
(9473/154)

N/F
Benjamin T. Groppé
(9492/172)

N/F
Adam J. Grovel
(7730/726)

N/F
Sarah Boucher
Adam J. Grovel
(9014/199)

N/F
Diann J. Adams
(3357/60)

N/F
Lawrence Roy
Madeline Roy
(4362/230)

N/F
Thomas E. Harlow
Lorna Harlow
(7858/54)

N/F
George H. Harris, IV
Keri M. Harris

N/F
Sara Lee Bourgain
(8672/160)

N/F
Daniel Bourgain
Caro Bourgain
(2103/181)

N/F
Theresa M. Athanasiou
(4911/39)

STATE OF MAINE, Androscoggin Co. Registry of Deeds
Book 667, Page 130
Map No. 100-100-100
Date: 10/11/2023
By: [Signature]



- Standard Boundary Survey and Preliminary Subdivision Plan - Woodland Acres (Section II) Woodland Road, Durham, Maine for Coastal Construction Services, Inc. dated August 25, 2004 by Brian Smith Surveying, Inc. recorded in plan book 44 page 29.
- Plan of Lots for Joseph E. St. Amant, Jr. & Roland St. Amant, Davis Road, Durham, Maine dated 8-7-1970 recorded in plan book 21 page 4.
- Revision No. 1 Plan of Lots for Joseph E. St. Amant, Jr. & Roland St. Amant, Davis Road, Durham, Maine dated January 30, 1975 recorded in plan book 27 page 29.
- Revision No. 2 Plan of Lots for Joseph E. St. Amant, Jr. & Roland St. Amant, Davis Road, Durham, Maine dated June 18, 1975 recorded in plan book 27 page 58.
- Final Subdivision Plan, Woodland Acres, Davis Road, Durham, Maine dated 3-7-1991 recorded in plan book 38 page 85.
- Plan of Remaining Land of Joseph & Roland M. Amant "Arnold Road, Durham, Maine dated April 29, 2003 by ARCO Land Surveyors, Inc.

NOTES

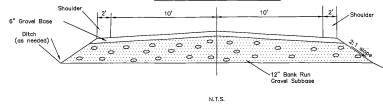
- Owner of record is Harry J. Amant by deed recorded in the Androscoggin County Registry of Deeds in book 6243 page 283.
- This property is shown as Lot 9K on Tax Map 11 on is in the Rural Residential Zoning District.
- The boundaries shown on this plan are taken from the plan in reference 1.
- The soils and wetlands information are from Mark Hampton Associates, Inc.
- The contours shown are from LIDAR data and were taken from the MEDES web site.
- All previously approved conditions, restrictions and covenants shall remain in effect for this amendment.
- All construction shall be done in accordance with the "Best Management Practices" as outlined in the Best Management Practices Soil Erosion and Sediment Control current edition available from the MEDEP see Soil & Erosion Control Plan & Details.
- No hazardous materials will be stored on these lots.
- No portion of these lots falls within a "Special Flood Hazard Zone" as defined by FEMA.
- These lots will add about 20 additional daily traffic trips.
- There are no areas of high or moderate wildlife habitat, no critical natural areas or dry stream designated as a site of historic, prehistoric, or archeological importance within these lots.

Approved by the Town of Durham Planning Board:

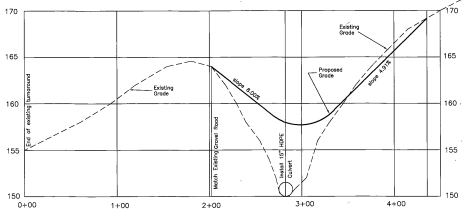
Signed: [Signature]
[Signature]
[Signature]

Date:

TYPICAL ROAD SECTION



ARNOLD WAY ROAD PROFILE



LEGEND

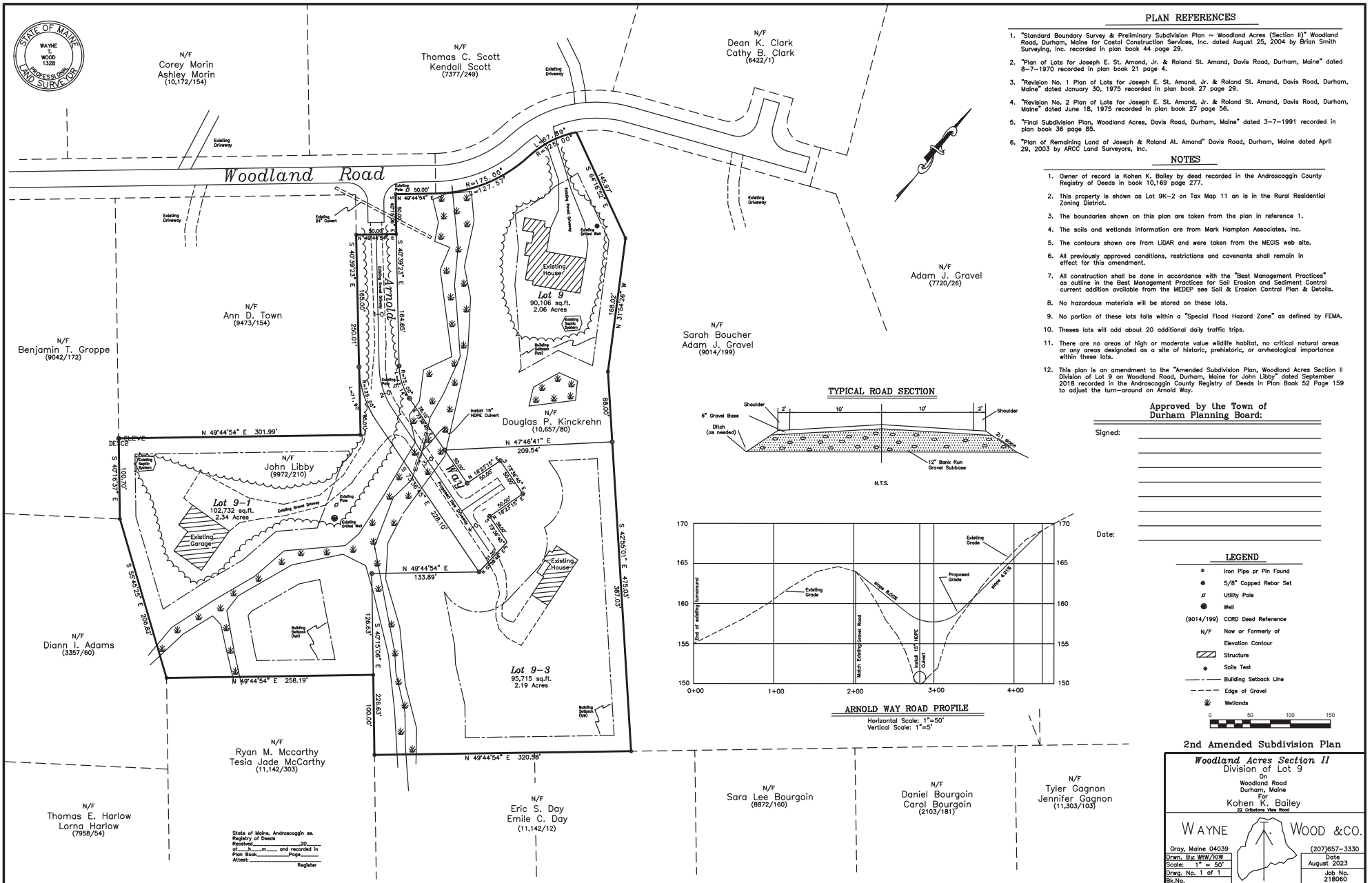
- Iron Pipe or Pile Found
- 5/8" Capped Rebar Set
- Utility Pole
- Well
- (9014/199) OGD8 Deed Reference
- N/F Now or Formerly of Elevation Contour
- Structure
- Soils Test
- Building Setback Line
- Edge of Gravel
- Wetlands

Amended Subdivision Plan

Woodland Acres Section II
Division of Lot 9
On
Woodland Road
Durham, Maine
For
John Libby
22 Chelsea View Road

WAYNE WOOD & CO.
Gray, Maine 04039
Phone: 603/837-6000
Scale: 1" = 50'
Map No. 100-100-100
Date: 10/11/2023

(2007)857-3330
9015
September 2016
200 No.
218060



PLAN REFERENCES

1. "Standard Boundary Survey & Preliminary Subdivision Plan ~ Woodland Acres (Section II)" Woodland Road, Durham, Maine for Coastal Construction Services, Inc. dated August 25, 2004 by Brian Smith Surveying, Inc. recorded in plan book 44 page 29.
2. "Plan of Lots for Joseph E. St. Amand, Jr. & Roland St. Amand, Davis Road, Durham, Maine" dated 8-7-1970 recorded in plan book 21 page 4.
3. "Revision No. 1 Plan of Lots for Joseph E. St. Amand, Jr. & Roland St. Amand, Davis Road, Durham, Maine" dated January 30, 1975 recorded in plan book 27 page 29.
4. "Revision No. 2 Plan of Lots for Joseph E. St. Amand, Jr. & Roland St. Amand, Davis Road, Durham, Maine" dated June 18, 1975 recorded in plan book 27 page 56.
5. "Final Subdivision Plan, Woodland Acres, Davis Road, Durham, Maine" dated 3-7-1991 recorded in plan book 36 page 55.
6. "Plan of Remaining Land of Joseph & Roland St. Amand" Davis Road, Durham, Maine dated April 29, 2003 by ARCC Land Surveyors, Inc.

NOTES

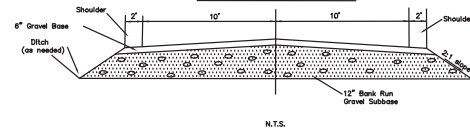
1. Owner of record is Kohen K. Bailey by deed recorded in the Androscoggin County Registry of Deeds in book 10,169 page 277.
2. This property is shown as Lot 9K-2 on Tax Map 11 on is in the Rural Residential Zoning District.
3. The boundaries shown on this plan are taken from the plan in reference 1.
4. The soils and wetlands information are from Mark Hampton Associates, Inc.
5. The contours shown are from LIDAR and were taken from the MEGIS web site.
6. All previously approved conditions, restrictions and covenants shall remain in effect for this amendment.
7. All construction shall be done in accordance with the "Best Management Practices" as outline in the Best Management Practices for Soil Erosion and Sediment Control current addition available from the MEDEP see Soil & Erosion Control Plan & Details.
8. No hazardous materials will be stored on these lots.
9. No portion of these lots falls within a "Special Flood Hazard Zone" as defined by FEMA.
10. These lots will add about 20 additional daily traffic trips.
11. There are no areas of high or moderate value wildlife habitat, no critical natural areas or any areas designated as a site of historic, prehistoric, or archeological importance within these lots.
12. This plan is an amendment to the "Amended Subdivision Plan, Woodland Acres Section II Division of Lot 9 on Woodland Road, Durham, Maine for John Libby" dated September 2018 recorded in the Androscoggin County Registry of Deeds in Plan Book 52 Page 159 to adjust the turn-around on Arnold Way.

Approved by the Town of Durham Planning Board:

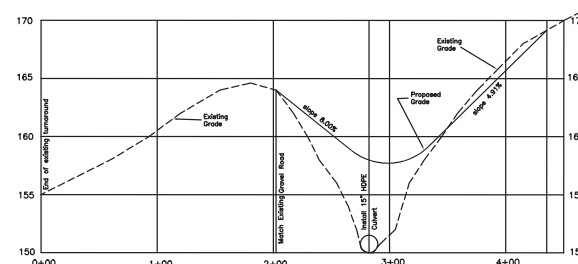
Signed: _____

Date: _____

TYPICAL ROAD SECTION



N.T.S.



ARNOLD WAY ROAD PROFILE

Horizontal Scale: 1"=50'
Vertical Scale: 1"=5'

2nd Amended Subdivision Plan

Woodland Acres Section II
Division of Lot 9
On Woodland Road
Durham, Maine
For
Kohen K. Bailey
22 Octonova View Road

WAYNE WOOD & CO.
 (207) 657-3330
 Date August 2023
 Job No. 218060
 Drawn By: NW/KW
 Scale: 1" = 50'
 Plan Book No. 1 of 1
 City: Durham, Maine

State of Maine, Androscoggin ss.
Registry of Deeds
Received _____ and recorded in
Plan Book _____ Page _____
Attest: _____ Register

5. New Business:

- b. Subdivision Amendment to Combine Lots at Bowie Hill Subdivision, Map 10, Lots 1&2&3 and 11&12 (Public comment will not be taken)

TOWN PLANNER COMMENTS:

- The applicant is seeking Planning Board approval of an amendment to the Bowie Hill subdivision plan.
- The applicant seeks to merge Lot 2 of the subdivision plan into the abutting Lots 1 and 3.
- The applicant also seeks to merge Lots 11 and 12 into a single lot.
- A surveyor has prepared the proposed amended plan.
- Under Section 6.10 of the Land Use Ordinance, no changes, erasures, modifications, or revisions can be made to a recorded plan unless a revised final plan is submitted to the Board and the Board approves the changes in accordance with the provisions of Section 6.11.
- If no new lots are created, the amended plan application can be reviewed in a single, final plan step with the application providing adequate information to determine that the performance standards of Section 6.14 are met.
- The revised plan must indicate that it is a revision of a previously approved and recorded plan and must show the title of the subdivision and the book and page number of the original recorded plan (Section 6.14.B).

Grange Engineering LLC

New Gloucester, Maine
Grange.Engineering.Me@gmail.com
207 712 6990

George Thebarge
Bowie Hill Subdivision
Revision to Final Subdivision Plan

September 14, 2023

Town of Durham Planning Board,

This is a request to make a couple minor adjustments to the approved subdivision plan for Bowie Hill Subdivision. The adjustments include combining Lots 11 and 12 (now just Lot 11) and Lots 1 and 2 (now just Lot 1). Along with combining Lots 1 and 2, the back corner between lots 2 and 3 has been moved to make lot 3 more accessible. As a result of the changes there will now only be 11 lots in the Bowie Hill Subdivision.

I've included the approved/ recorded plan along with the Amended Subdivision Plan.

Thanks,

Charlie Burnham, P.E.
Project Engineer

Attachments:

A – Forms
B – Plan Set



TOWN OF DURHAM+
630 Hallowell Road
Durham, Maine 04222

*Office of Code Enforcement
and Planning*

Tel. (207) 376-6558
Fax: (207) 353-5367

FINAL SUBDIVISION PLAN APPLICATION

Subdivision Name: _____

Application Date: _____

Preliminary Approval Date: _____

A. Owner & Developer

Is applicant owner of the property? _____ YES _____ NO (If no, letter of owner authorization is required)

Property owner: _____ Property developer: _____

Address _____ Address: _____

Telephone number: _____ Telephone number: _____

Email address: _____ Email address: _____

B. Project Designers

Surveyor: _____ Engineer: _____

Address: _____ Address: _____

Telephone number: _____ Telephone number: _____

Email address: _____ Email address: _____

Person to whom all correspondence on project should go: _____

Preliminary Subdivision Plan Application

C. Status of Preliminary Plan Approval & Current Application

Has it been more than 6 months since preliminary approval was granted? _____ YES _____ NO

Are changes required by preliminary approval reflected in the final plans? _____ YES _____ NO

Are all technical peer reviews required by the Board complete and attached? _____ YES _____ NO

Is there an engineer's construction cost estimate for required improvements? _____ YES _____ NO

Is there a bank commitment letter for the amount of the construction costs? _____ YES _____ NO

Will a bank letter of credit be submitted as a performance guarantee? _____ YES _____ NO

If yes, does the letter of credit follow the format approved by the Town Attorney? _____ YES _____ NO

If an alternative form of performance guarantee is to be requested, what form will it take:

Has that form been reviewed by the Town Attorney at the applicant's expense? _____ YES _____ NO

Have all State and other outside agency reviews been completed? _____ YES _____ NO

Are permits and/or letters from State and outside agencies attached? _____ YES _____ NO

Are their approval conditions incorporated into the final plans? _____ YES _____ NO

Did their approval conditions substantively change the preliminary plan? _____ YES _____ NO

Do the submissions include a declaration of covenants and homeowners' association framework for long-term ownership and maintenance of the project improvements? _____ YES _____ NO

Do those legal documents follow the Town Attorney's format? _____ YES _____ NO

If not, have they been reviewed by the Town Attorney at applicant's expense? _____ YES _____ NO

D. Required Public Notices

Have all abutting property owners received notice per Section 6.6.E.? _____ YES _____ NO

Does this project abut or cross over into another Town? _____ YES _____ NO

Is this project within 1000 feet of the water wells of the Elementary School? _____ YES _____ NO

E. Requested Waivers

Does the applicant intend to request any waivers of the subdivision requirements? If yes, list them and state the reasons for the request (Note: waivers from design standards will require technical analysis to demonstrate that the subdivision criteria will be met). Provide full explanation and documentation of waiver requests and justification in the submissions:

Are the waivers of performance standards noted on the final plan per Section 6.35.C.4?

_____ YES _____ NO

F. Review Fees and Escrow

Non-refundable application fee of \$300: \$ _____

Was the technical review escrow depleted to 25% of the original amount? _____ YES _____ NO

If yes, the escrow must be brought back up to the original amount of \$250 per lot: \$ _____

Date review fees & escrow paid: _____

G. Checklist and Required Submissions

Are the completed final plan checklist and all submissions attached? _____ YES _____ NO

To the best of my knowledge, all of the above stated information submitted in this application is true and correct.

H. Signature of Applicant

Printed Name: _____

Date



TOWN OF DURHAM
630 Hallowell Road
Durham, Maine 04222

**Office of Code Enforcement
 and Planning**

Tel. (207) 353-2561
Fax: (207) 353-5367

NOTICE OF RECEIPT OF SUBDIVISION AMENDMENT APPLICATION

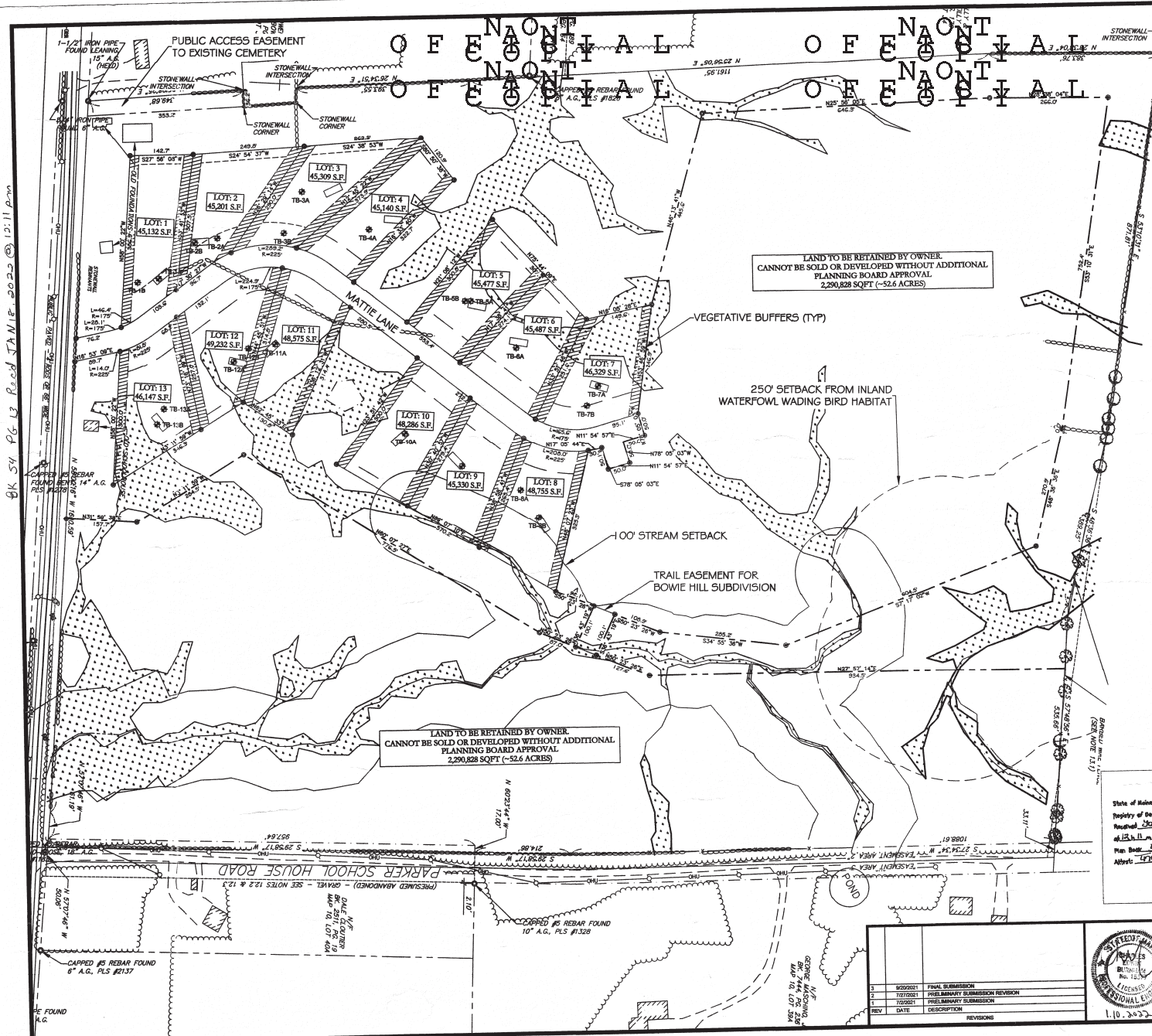
Date: _____

The Planning Board of the Town of Durham has received an application for a lot line change at _____.

Town records indicate that you own property abutting the parcel proposed to be changed. In accordance with Title 30-A M.R.S.A., §4403.3, the Planning Board is required to notify you it has received this application. The Planning Board has not yet determined that the application is complete and has not reviewed the application.

The application is available for your review at the Town Offices at 630 Hallowell Road. The next scheduled meeting to discuss the application is _____ at 6:30 p.m. At that meeting, the Planning Board will review the application to determine if it is complete and ready for formal review. When the Board determines that it has received a complete application, it will decide whether to conduct a site walk and/or a public hearing before reviewing the application for consistency with the subdivision review criteria and performance standards.

The Planning Board welcomes public comment submitted in writing or by email. The Board is required by law to approve a subdivision application if it meets all of the adopted review criteria and standards. It must deny any application that fails to meet any of the criteria and standards. Please focus any public comments on whether the application, in your view, meets or fails to meet requirements of the subdivision regulations. If you have questions about those requirements, you can contact George Theborge, the Town Planner by email to townplanner@durhammaine.gov.



NET DEVELOPMENT DENSITY CALCULATION:

TOTAL PARCEL AREA	1,829,293 S.F.
AREAS UNSUITABLE IN NATURAL STATE:	
- WETLANDS/WATERCOURSES & FLOODPLAIN	270,627 S.F.
- STEEP SLOPES OVER 20%	24,127 S.F.
AREAS REMOVED FOR:	
- ACCESS ROAD/O.V.M.	274,000 S.F.
- BASEMENTS*	17,715 S.F.
REMAINING LAND	1,294,772 S.F.
MINIMUM DWELLING UNIT AREA IN RURAL, RESIDENTIAL AND AGRICULTURAL ZONE = 90,000 S.F.	
NET DEVELOPMENT DENSITY CALCULATION: 1,242,424 / 90,000 = 13.8 UNITS	
PROPOSED LOTS = 13 UNITS	

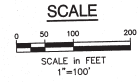
ZONING SUMMARY:

CURRENT USE: UNDEVELOPED
PROPOSED USE: 13 COUNTRACTED SUBDIVISION
ZONE: RURAL, RESIDENTIAL, AND AGRICULTURAL

APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT AREA	45,000 S.F.	45,000 S.F.
STREET FRONTAGE	150'	150'
EXISTING FRONTAGE	NA	NA
LOT WIDTH	NA	NA
PRINCIPAL STRUCTURE:		
FRONT SETBACK	50 FT.	50 FT.
SIDE SETBACK	20 FT.	20 FT.
REAR SETBACK	20 FT.	20 FT.
OPEN SPACE	914,847 S.F. (50%)	978,175 S.F. (52%)
OPEN SPACE NOT WETLANDS	457,264 S.F. (25%)	775,573 S.F. (49%)

GENERAL NOTES:

1. WETLAND DELINEATION WAS PERFORMED BY STEPHEN MARCOTTE.
2. PARCEL LINES AND CONTOURS ARE FROM GIS.
3. EACH LOT WILL BE LIMITED TO 20,000 SQUARE FEET OF DEVELOPED AREA (LAWN INCLUDED).
4. THE SIDE SETBACKS WILL REMAIN VEGETATED. IF THE SIDE SETBACKS ARE CLEARED DURING THE GRADING OF THE LOTS OR ROAD THE SAME NUMBER OF TREES THAT WERE REMOVED WILL BE REPLANTED.
5. TRAIL CONSTRUCTION WILL BE LIMITED TO THE REMOVAL OF TREES SMALLER THAN 4 INCHES IN DIAMETER. ANY STREAM CROSSING WILL SHOW THE WIDTH OF THE STREAM BED BY A MINIMUM OF 5' ON EITHER SIDE OF THE STREAM. THE TRAIL WILL BE A MAXIMUM OF 3' WIDE AND THE SIDE WILL BE NOTHING.
6. NO DUG WELLS ARE PERMITTED ON ANY PART OF THE PROPERTY.
7. THERE IS A 100' SETBACK FROM ALL STREAMS ON THE PROPERTY.
8. ALL RESIDENTIAL STRUCTURES SHALL HAVE SPRINKLERS IN ACCORDANCE WITH THE MOST RECENT STATE FIRE CODES.
9. ANY STONE WALLS MOVED DURING THE CONSTRUCTION OF THE ROAD OR RESIDENTIAL LOTS WILL NEED TO BE RELOCATED ON SITE.
10. OPEN SPACE SHALL REMAIN VEGETATED AND ALL CULTURAL SIGNIFICANT AREAS WILL REMAIN UNCHANGED.
11. EXISTING STRUCTURES WILL NOT BE REMOVED.
12. FURTHER SUBDIVISION OF THE OPEN SPACE AND ITS USE FOR OTHER THAN NONCOMMERCIAL RECREATION, AGRICULTURE, OR CONSERVATION PURPOSES, EXCEPT FOR GARAGES FOR UNDERGROUND UTILITIES, SHALL BE PROHIBITED. STRUCTURES FOR GARAGES FOR UNDERGROUND UTILITIES SHALL BE PROHIBITED. STRUCTURES FOR GARAGES ACCESSORY TO NON-COMMERCIAL RECREATIONAL OR CONSERVATION USES MAY BE ERRECTED ON COMMON LAND ONLY WITH PLANNING BOARD REVIEW AND APPROVAL.
13. ALL DEDICATED OPEN SPACE SHALL NOT BE USED FOR FUTURE BUILDING LOTS.
14. TOPSOIL PILES SHOULD BE LOCATED A MINIMUM OF 50' FROM THE EDGE OF WETLANDS. IF A STOCKPILE IS ERRECTED TO REMAIN FOR MORE THAN 14 DAYS IT SHOULD BE STABILIZED. ALL STOCKPILES SHOULD HAVE AN EROSION CONTROL BERM PLACED AROUND THE TOP OF SLOPE.
15. DURING STREET CONSTRUCTION, THE ENTIRE RIGHT OF WAY SHALL NOT BE CLEARED UNLESS CLEARING IS NECESSARY FOR UTILITIES, DRAINAGE OR OTHER INFRASTRUCTURE NECESSITIES BEYOND THE CLEAR ZONE. FOLLOWING STREET CONSTRUCTION, THE DEVELOPER OR CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN-UP OF STUMPS AND OTHER DEBRIS FROM THE ENTIRE RIGHT OF WAY DESIGNATED DURING THE STREET CONSTRUCTION PROCESS. IF ON-SITE DISPOSAL OF THE STUMPS AND DEBRIS IS PROCEEDED, THIS ETC SHALL BE NOTICED ON THE PLAN AND BE SURVEY CORRECTED WITH FILL AND TOPSOIL, LIMED, FERTILIZED, AND SEEDED.



State of Maine Anthropology is
History of Bowtie
Regional Planning 10-2-2023
at B.H.L.P. and recorded in
Plan Book 514 Page 19
Albert Grant, Chairman

APPROVED BY THE TOWN OF DURHAM
PLANNING BOARD

Alanna Poirer
John
Gene Tompkins

DATE: 10-23-2021

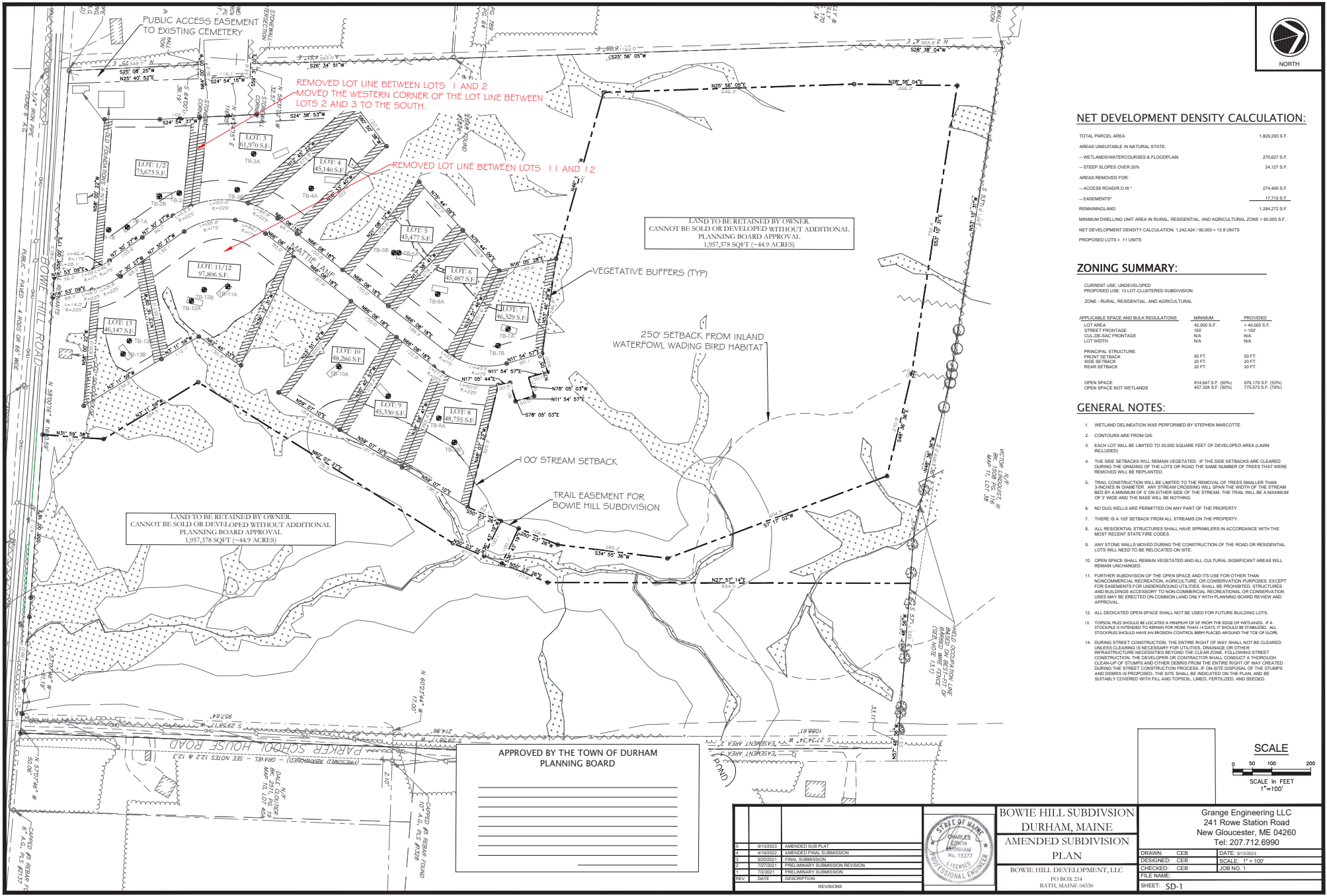
NO.	DATE	DESCRIPTION	REVISIONS
1	10/20/2021	FINAL SUBMISSION	
2	7/17/2021	PRELIMINARY SUBMISSION REVISION	
3	7/29/21	PRELIMINARY SUBMISSION	
REV	DATE	DESCRIPTION	REVISIONS

BOWTIE HILL SUBDIVISION
DURHAM, MAINE
SUBDIVISION
PLAN
DRAFTED BY: [Signature]
BOWTIE HILL DEVELOPMENT, LLC
PO BOX 214
BATH, MAINE 04510

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV DATE: AUGUST 2021
DESIGNED: MIVCB SCALE: 1" = 100'
CHECKED: CEB JOB NO. 21-018
FILE NAME:
SHEET: SD-1

9K 54 PG 13 Read JANIE 2023 @ 12:11 pm



NET DEVELOPMENT DENSITY CALCULATION:

TOTAL PARCEL AREA	1,829,293 S.F.
AREAS UNSUITABLE IN NATURAL STATE:	
- WETLANDS/WATERCOURSES & FLOODPLAIN	270,627 S.F.
- STEEP SLOPES OVER 20%	24,127 S.F.
AREAS REMOVED FOR:	
- ACCESS ROAD/R.O.W.	274,400 S.F.
- EASEMENTS*	17,715 S.F.
REMAINING LAND	1,284,272 S.F.
MINIMUM DWELLING UNIT AREA IN RURAL, RESIDENTIAL AND AGRICULTURAL ZONE = 90,000 S.F.	
NET DEVELOPMENT DENSITY CALCULATION: 1,284,272 / 90,000 + 13.8 UNITS	
PROPOSED LOTS = 11 UNITS	

ZONING SUMMARY:

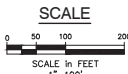
CURRENT USE: UNDEVELOPED
 PROPOSED USE: 13 LOT-CLUSTERED SUBDIVISION
 ZONE: RURAL, RESIDENTIAL AND AGRICULTURAL

APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT AREA	45,000 S.F.	> 45,000 S.F.
STREET FRONTAGE	150'	> 150'
CUL-DE-SAC FRONTAGE	N/A	N/A
LOT WIDTH	N/A	N/A
PRINCIPAL STRUCTURE:		
FRONT SETBACK	50 FT.	50 FT.
SIDE SETBACK	20 FT.	20 FT.
REAR SETBACK	20 FT.	20 FT.
OPEN SPACE	914,847 S.F. (50%)	976,179 S.F. (53%)
OPEN SPACE NOT WETLANDS	457,324 S.F. (50%)	775,573 S.F. (79%)

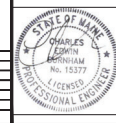
GENERAL NOTES:

1. WETLAND DELINEATION WAS PERFORMED BY STEPHEN MARCOTTE.
2. CONTOURS ARE FROM GIS.
3. EACH LOT WILL BE LIMITED TO 20,000 SQUARE FEET OF DEVELOPED AREA (LAWN INCLUDED).
4. THE SIDE SETBACKS WILL REMAIN VEGETATED. IF THE SIDE SETBACKS ARE CLEARED DURING THE GRADING OF THE LOTS OR ROAD THE SAME NUMBER OF TREES THAT WERE REMOVED WILL BE REPLANTED.
5. TRAIL CONSTRUCTION WILL BE LIMITED TO THE REMOVAL OF TREES SMALLER THAN 2 INCHES IN DIAMETER. ANY STREAM CROSSING SHALL SPAN THE WIDTH OF THE STREAM BED BY A MINIMUM OF 2' ON EITHER SIDE OF THE STREAM. THE TRAIL WILL BE A MAXIMUM OF 3' WIDE AND THE BASE WILL BE NOTHING.
6. NO DUG WELLS ARE PERMITTED ON ANY PART OF THE PROPERTY.
7. THERE IS A 100' SETBACK FROM ALL STREAMS ON THE PROPERTY.
8. ALL RESIDENTIAL STRUCTURES SHALL HAVE SPRINKLERS IN ACCORDANCE WITH THE MOST RECENT STATE FIRE CODES.
9. ANY STONE WALLS MOVED DURING THE CONSTRUCTION OF THE ROAD OR RESIDENTIAL LOTS WILL NEED TO BE RELOCATED ON SITE.
10. OPEN SPACE SHALL REMAIN VEGETATED AND ALL CULTURAL SIGNIFICANT AREAS WILL REMAIN UNCHANGED.
11. FURTHER SUBDIVISION OF THE OPEN SPACE AND ITS USE FOR OTHER THAN NON-COMMERCIAL RECREATION, AGRICULTURE, OR CONSERVATION PURPOSES, EXCEPT FOR EASEMENTS FOR UNDERGROUND UTILITIES, SHALL BE PROHIBITED. STRUCTURES AND BUILDINGS ACCESSORY TO NON-COMMERCIAL RECREATION OR CONSERVATION USES MAY BE ERRECTED ON COMMON LAND ONLY WITH PLANNING BOARD REVIEW AND APPROVAL.
12. ALL DEDICATED OPEN SPACE SHALL NOT BE USED FOR FUTURE BUILDING LOTS.
13. TOPSOIL PILES SHOULD BE LOCATED A MINIMUM OF 50' FROM THE EDGE OF WETLANDS. IF A STOCKPILE IS INTENDED TO REMAIN FOR MORE THAN 180 DAYS IT SHOULD BE STABILIZED. ALL STOCKPILES SHOULD HAVE AN EROSION CONTROL BERM PLACED AROUND THE TOE OF SLOPE.
14. DURING STREET CONSTRUCTION, THE ENTIRE RIGHT OF WAY SHALL NOT BE CLEARED UNLESS CLEARING IS NECESSARY FOR UTILITIES, GARAGE OR OTHER INFRASTRUCTURE NECESSITIES BEYOND THE CLEAR ZONE. FOLLOWING STREET CONSTRUCTION, THE DEVELOPER OR CONTRACTOR SHALL CONDUCT A THOROUGH CLEANUP OF STUMPS AND OTHER DEBRIS FROM THE ENTIRE RIGHT OF WAY CREATED DURING THE STREET CONSTRUCTION PROCESS. ON-SITE DISPOSAL OF THE STUMPS AND DEBRIS IS PROHIBITED. THE SITE SHALL BE INDICATED ON THE PLAN, AND BE SUITABLY COVERED WITH FILL AND TOPSOIL, LIMED, FERTILIZED, AND SEEDS.

APPROVED BY THE TOWN OF DURHAM PLANNING BOARD



REV	DATE	DESCRIPTION	REVISIONS
1	9/19/2023	AMENDED SUB PLAT	
2	9/19/2023	AMENDED FINAL SUBMISSION	
3	9/20/2023	FINAL SUBMISSION	
4	10/27/2023	PRELIMINARY SUBMISSION REVISION	
5	10/27/2023	PRELIMINARY SUBMISSION	



BOWIE HILL SUBDIVISION
DURHAM, MAINE
AMENDED SUBDIVISION
PLAN

BOWIE HILL DEVELOPMENT, LLC
 PO BOX 214
 BATH, MAINE 04505

Grange Engineering LLC
 241 Rowe Station Road
 New Gloucester, ME 04260
 Tel: 207.712.6990

DRAWN: CEB	DATE: 9/13/2023
DESIGNED: CEB	SCALE: 1"=100'
CHECKED: CEB	JOB NO. 1
FILE NAME:	
SHEET: SD-1	

6. Other Business:

- a. Board Discussion of Draft Land Use Ordinance Amendments (Public comment will not be taken)
 - The Town of Durham has allowed every residential lot to have two housing units for several decades in the form of a single family home with accessory apartment or a duplex.
 - In 2022, the Maine Legislature passed legislation that requires Durham to allow a third housing unit wherever there is an existing single-family dwelling.
 - The 2018 Durham Comprehensive Plan recommends consideration of 3-unit and 4-unit housing if the design of the units is controlled to protect rural character and neighborhood integrity.
 - Over the past year and a half, the Planning Board has conducted a public participation process that indicated equal citizen concerns for housing availability and for the impacts of new housing on the community.
 - A set of draft Land Use Ordinance amendments has been prepared to address both concerns expressed by citizens.
 - To address concerns for housing availability the draft amendments allow a third housing unit if it is limited to a smaller, accessory apartment.
 - To address concerns for the impacts of increased housing, the draft requires much larger lots for multiple, full-sized housing units with the same limit of 3 housing units on any lot.
 - This approach has been reviewed by staff at the Maine Department of Economic and Community Development and lawyers at the Maine Municipal Association and both agencies consider it workable under the new law.
 - The Planning Board intends to hold a second public participation process to get citizen input on the specific recommendations for addressing housing policy.
 - In addition to public input on the specific housing policy changes, the Board could also include survey questions on the larger issues of the Town's growth management program adopted five years ago in the Comprehensive Plan update.
 - That 2018 Plan called for a continuation of the uniform, 2-acre lot size across Town with 300 feet of road frontage, which limits development but promotes lower-density suburban sprawl.
 - The current long-range plan also set priorities for preserving agriculture and forestry while protecting Durham's rural character and natural resources.
 - Because of the lack of public utilities and any densely developed areas, townspeople specifically abandoned the growth and rural areas model

promoted by the State in its growth management laws.

- Some Board members and members of the public have questioned if these policies are still relevant and the best way to manage growth and its impacts.
- The comprehensive planning process typically runs on a 10-year cycle with a check-in at 5 years of implementation.
- The packet contains the survey questions from the 2018 public participation process.
- Some or all of these questions could be included in the current feedback solicitation about housing policy.
- The Board should schedule one or more public information sessions for the fall.

DRAFT AMENDMENTS HOUSING DENSITY

ARTICLE 4: SPATIAL STANDARDS IN ZONING DISTRICTS

Section 4.1 DISTRICT REQUIREMENTS

A. Rural Residential & Agricultural District

1. Minimum Lot Size Single-Family or Two-Family – 90,000 sq. ft.
 - a. Minimum Buildable Area – Each lot must contain a contiguous 40,000 sq. ft. building envelope which does not contain areas in Resource Protection District, wetlands, or slopes greater than twenty (20%) percent.
2. Minimum Access to Lots – ~~Only one single family detached dwelling or two-family dwelling shall be permitted on a lot.~~ No dwelling shall be erected except on a lot that fronts on a street as defined, and the minimum street frontage, measured along the lot line at the street, shall be at least equal to the minimum lot width.
3. Minimum Road Frontage – 300 ft.
4. Minimum Setbacks
 - a. Front Lot Line Residential – 50 ft.
 - b. Front Lot Line Non-residential – 100 ft.
 - c. Side Lot Line Residential – 20 ft.
 - d. Side Lot Line Non-residential – 100 ft.
 - e. Rear Lot Line Residential – 20 ft.
 - f. Rear Lot Line Non-residential – 100 ft.
5. Maximum Structure Height¹ – 35 ft.
 - a. For Schools and Municipal Structures – 50 ft.
6. Maximum Coverage for impervious surfaces (including structures) – 25%
7. Minimum Lot Area Size Two-Family Multiple Dwellings – ~~440,000~~ 90,000 sq. ft. per dwelling if the lot contains more than a single-family detached dwelling or a two-family dwelling (accessory apartments are exempt from lot area requirements).
8. Maximum Number of Housing Units per Lot- Three (3)

NOTE: To address future housing needs in Durham, the 2018 Comprehensive Plan recommends using the same lot size for a duplex (two-family) as a single-family home and allowing additional smaller accessory apartments on those lots to better fit neighborhoods and the Town’s rural character. The State has mandated that additional housing units be added without size restrictions but allows lot sizes to be increased for those full-sized units. This two-pronged proposal allows the smaller accessory apartments on standard lots to favor that outcome while requiring 2 acres per full-sized housing unit to discourage increased housing that detracts from neighborhood and rural character. Thus, building a

¹ Features of structures such as chimneys, towers, spires and structures for electric power transmission and distribution lines may exceed the maximum structure height requirement.

DRAFT AMENDMENTS HOUSING DENSITY

single-family home and a duplex on the same lot will require 6 acres of land. In both cases, the maximum number of housing units allowed on any lot will be three. Landowners will be able to pursue either option, multiple smaller housing units on a standard lot or multiple larger housing units on a larger lot. If the proposed Ordinance changes are not adopted, landowners will be legally entitled to build a single-family home and a duplex on 2.5 acres as of July 1, 2024.

ARTICLE 5: PERFORMANCE STANDARDS

Section 5.1 ACCESSORY APARTMENTS

The purpose of the provisions concerning accessory apartments is to provide a diversity of housing for town residents while protecting the ~~single-family rural~~ neighborhoods the community character of residential neighborhoods. Accessory apartments may be utilized for rental purposes as well as in-law accommodations subject to the following requirements. If the accessory apartment does not meet all of said requirements, then a conditional use permit shall be required:

- A. The dwelling shall have only one main entrance and all other entrances shall appear subordinate to the main entrance. An entrance leading to a foyer with entrances leading from the foyer to the two dwelling units is permitted. No open or enclosed outside stairways shall be permitted above the first story.
- B. The main dwelling unit shall have at least fifteen hundred (1500 sq. ft.) square feet of floor area and the accessory apartment shall not exceed fifty (50%) percent of the floor area of the main dwelling unit. Floor area measurements shall not include unfinished attic, basement or cellar spaces, nor public hallways or other common areas.
- C. ~~Only one accessory apartment shall be permitted per lot. It~~ An accessory apartment shall be made part of the main residence or located in a separate building whose primary function is not as a dwelling unit, such as a garage or barn.
- D. Accessory apartments shall not be permitted for any nonconforming structure or use, where the nonconformity is due to the use of the premises, as opposed to nonconforming dimensional requirements.

NOTE: To address future housing needs in Durham, the 2018 Comprehensive Plan recommends using the same lot size for a duplex (two-family) as a single-family home and allowing additional smaller accessory apartments on those lots that better fit neighborhoods and the Town’s rural character. When combined with changes to Articles 4 (District Standards) and 19 (Definitions), the draft amendments will allow two smaller accessory apartments with a single-family home and one accessory apartment with a duplex for a maximum of three housing units on a 2-acre lot. A duplex and single-family home on the same lot will require 6 acres. While either option of smaller units or full-sized units will be allowed as required by State law, the changes will favor smaller units. If the proposed Ordinance changes are not adopted, landowners will be legally entitled to build a single-family home and a duplex on 2.5 acres as of July 1, 2024.

DRAFT AMENDMENTS HOUSING DENSITY

NOTE: In April of 2022, the Maine Legislature passed an affordable housing law that requires all municipalities to allow up to two dwelling units on any lot where a single-family home is currently allowed. These amendments remove language that is no longer enforceable.

Section 5.7 BACK LOTS

Back lots may be developed although they lack frontage on a Town and/or state maintained accepted road if the development is in accordance with the following provisions:

- A. If a back lot is accessible only by a legally enforceable right-of-way, it may be used for one single back lot ~~family dwelling~~ if the following conditions are met:
1. The right-of-way must be deeded to the owner of the back lot and be a minimum of fifty (50') feet in width.
 2. Creation of the 50-foot right-of-way to serve the back lot shall not create a nonconforming front lot by reducing such lot's road frontage below the minimum for that district, or, if the front lot is already nonconforming, reduce its road frontage at all. Where the right-of-way is given by easement or irrevocable license, or some grant less than a fee interest, the land over which the back lot access is created by deed or by easement such servitude is placed may not be counted toward meeting road frontage requirements for the front lot.
 3. No more than one right-of-way for back lot development may be created out of any lot fronting on a Town and/or state maintained road unless each subsequent right-of-way is created out of at least an additional three hundred and fifty (350') feet of Town road frontage, and the road entrances to such Town road are at least six hundred (600') feet apart.
 4. The dimension of the back lot which borders upon the right-of-way shall be at least three hundred (300') feet in length and the depth of the lot perpendicular to said frontage shall be at least two hundred (200') feet for at least three hundred (300') feet along the right-of-way. The back lot shall have a minimum of five (5) acres not including any land constituting the right of way.
 5. The driveway shall be required to be sixteen (16') twenty (20') feet wide with twelve (12") inches of aggregate subbase, six (6") inches of aggregate base, and appropriate drainage as shown in Appendix 1, Section 1.3, Figure 3 of this Ordinance, however no shoulders or pavement are required.
- B. A legally enforceable right-of-way may be used for more than one backlot ~~or single-family dwelling~~ if the following conditions are met:
1. A street plan shall be prepared by a professional engineer, along with a cross section and drainage plan. The plan shall be labeled "Plan of a Private Way" and shall provide an approval block for the signatures of the Code Enforcement Office and Road Commissioner. The Plan shall delineate the proposed way and each of the lots to be served by the private way. The plan

DRAFT AMENDMENTS HOUSING DENSITY

shall be recorded in the Androscoggin Registry of Deeds prior to construction of the second or subsequent dwelling.

- a. The street plan shall bear notes: (1) The Town of Durham will not be responsible for the maintenance, repair, or plowing of the privately owned road and (2) Further lot divisions utilizing the privately owned road are prohibited without prior approval of the Planning Board. Nothing contained in this paragraph shall prevent a privately owned road from becoming a Town way pursuant to the state and local laws.
2. A maintenance agreement as described in Section 5.22 of this Article shall be recorded in the Androscoggin County Registry of Deeds. The maintenance agreement shall specify the rights and responsibilities of each lot owner with respect to the maintenance, repair and plowing of the private way.
3. No residential building permit for a dwelling shall be issued for second and subsequent Back Lots until the requirements of this Ordinance have been met.
4. The right-of-way and road must be brought up to subdivision road standards as found in Appendix 1. Section 1.3 of this Ordinance, with the exception of the paving requirement.

DRAFT AMENDMENTS HOUSING DENSITY

ARTICLE 19: DEFINITIONS

Section 19.1 DEFINITIONS

ACCESSORY APARTMENT: A separate, secondary housing unit located on a property with a single-family or two-family dwelling that is subordinate to the main dwelling(s) in terms of size and use.

DWELLING: Any building or structure or any portion thereof designed or used for residential purposes.

- a. **Single-Family Dwelling:** A Structure containing only one Dwelling Unit for occupation by not more than one family. The terms shall include modular homes and mobile homes as defined herein.
- b. **Two-Family Dwelling:** A single Structure containing two Dwelling Units on one parcel of land, such building being designed for residential use and occupancy two families living independently of each other.
- c. **Multi-Family Dwelling:** A single Structure containing three to six Dwelling Units, where each Dwelling Unit is designed for residential house and occupancy by a family living independently of families in the other Dwelling Units.

DWELLING UNIT: A room or group of rooms, used primarily as living quarters for one Family, and that includes provisions for living, sleeping, cooking, and eating. The term shall not include hotel or motel rooms or suites, rooming house rooms, or similar accommodations.

HOUSING UNIT: A room group of rooms designed and equipped exclusively for use as permanent living quarters for only one family at a time, and containing cooking, sleeping and toilet facilities, including accessory apartment, single-family dwelling, and two-family dwelling.

MULTI-FAMILY DWELLING: See Dwellings.

RESIDENTIAL DWELLING UNIT: A room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family at a time, and containing cooking, sleeping and toilet facilities. The term shall include mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units. [Article 9, Shoreland Zoning]

SINGLE FAMILY DWELLING: See Dwellings.

NOTE: To address family housing needs, proposed amendments to the Land Use Ordinance will allow up to three housing units (new definition) on a lot in combinations of a single-family with two accessory apartments or a duplex with one accessory apartment. To address concerns for impacts on neighborhoods and rural character, lots that add full-sized dwellings as the three allowable housing units will require two acres of land per dwelling unit.

LD 2003 Implementation

BASELINE IMPACTS OF THE
LEGISLATION ON DURHAM

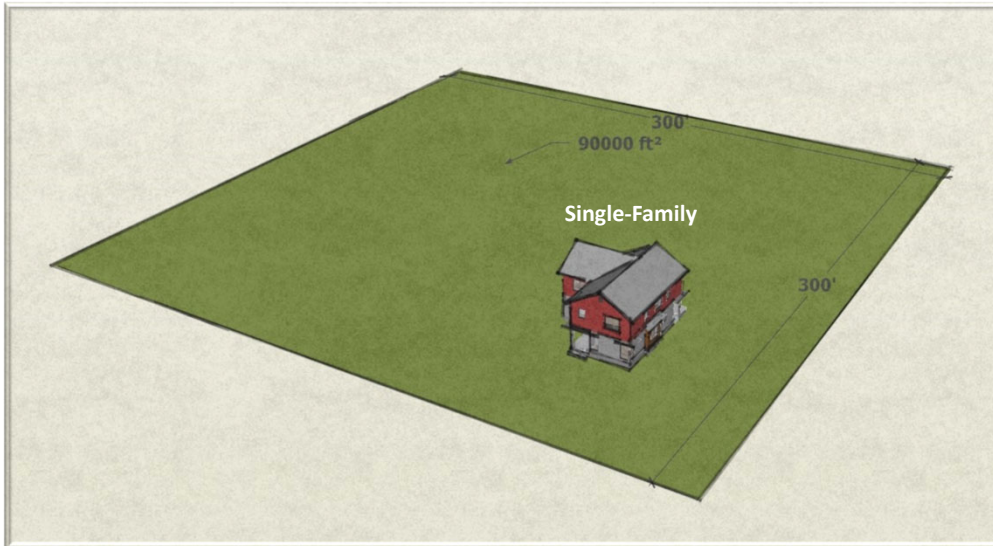
WHAT WILL CHANGE?

PLANNING BOARD
RECOMMENDATION

FOR RESPONSE TO STATE MANDATE

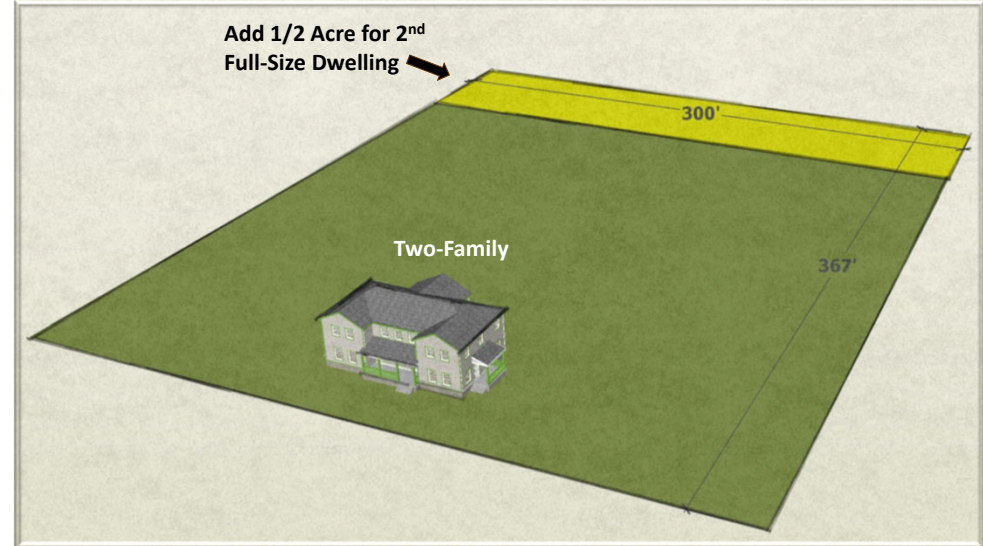
Current Durham Requirements

SINGLE-FAMILY



- 2 Acre Lot for a Single-Family
- 300 Ft Road Frontage
- 1 Accessory Apartment
- 50% Floor Area of House
- Maximum of 2 Housing Units

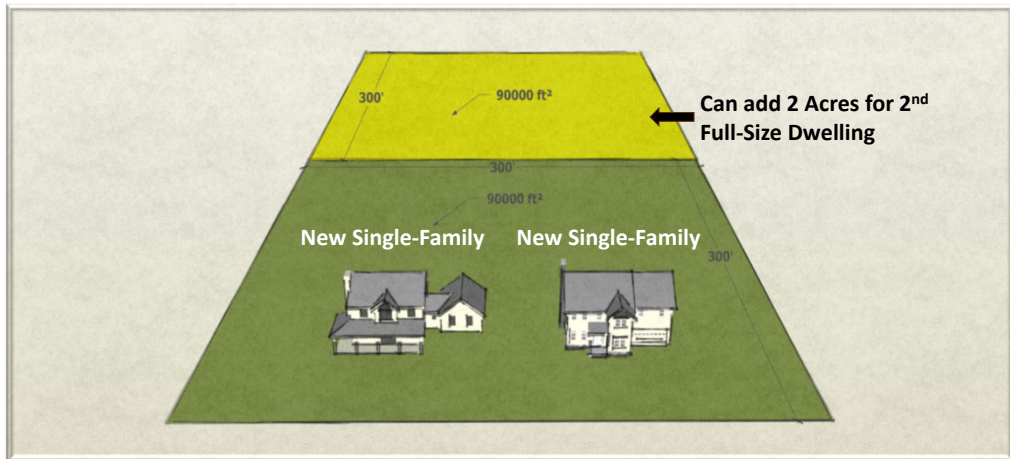
TWO-FAMILY (DUPLEX)



- 2^{1/2} Acre Lot for a Two-Family
- 300 Ft Road Frontage
- No Accessory Apartment
- Maximum of 2 Housing Units

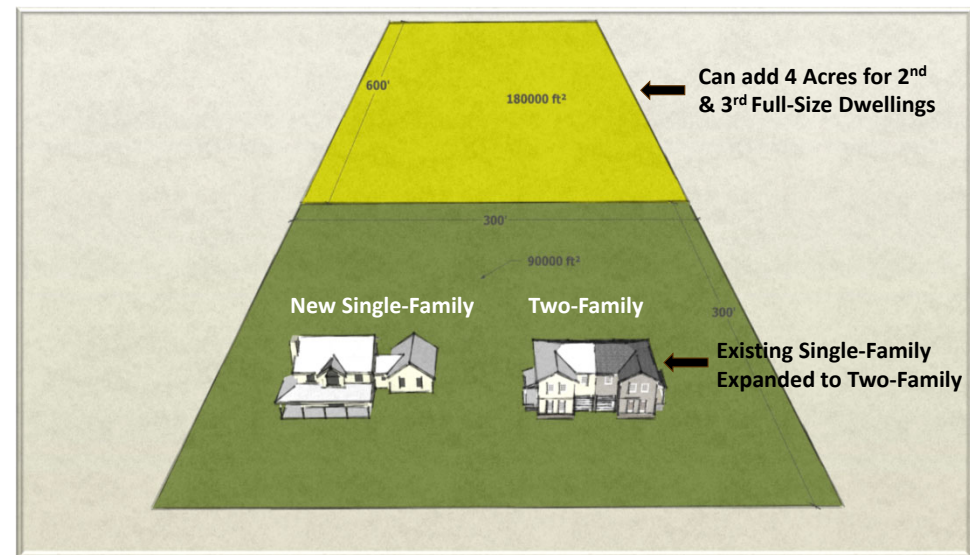
LD 2003 Requirements (Effective July 1, 2024)

VACANT LOT



- Must allow 2 Dwelling Units on a vacant lot
- Can be Duplex or 2 Single-Family Homes
- Maximum of 2 Units
- Can Require 2 Acres per Dwelling Unit
- (Without Town Action by July 1 2024, Must Allow on 2 Acres)

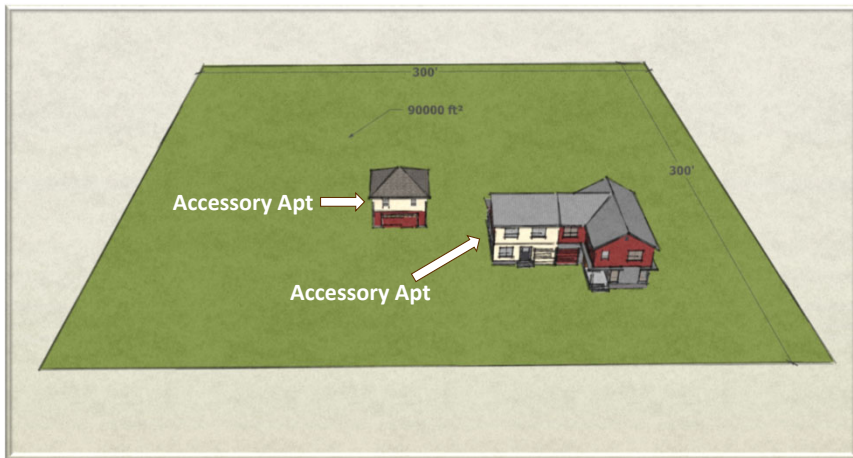
DEVELOPED LOT



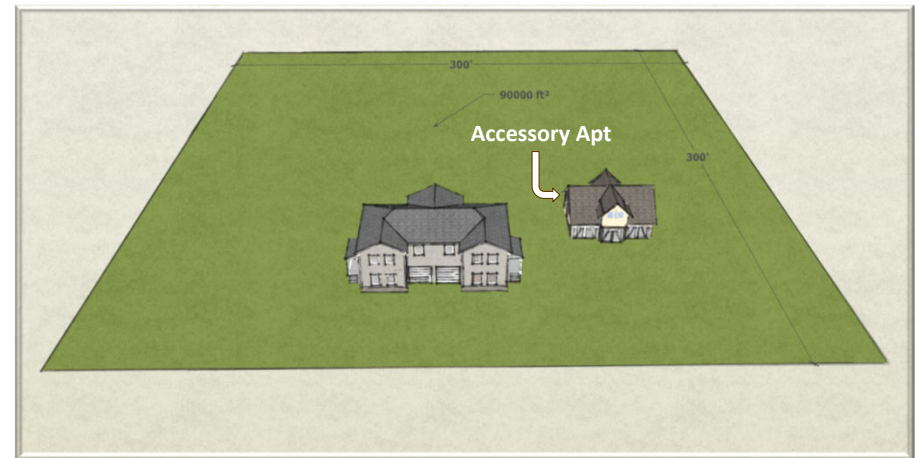
- Must allow 3 Dwelling Units on a lot with an existing home
- Can be One Attached, One Detached, or One of Each
- Maximum of 3 Units
- Can Require 2 Acres per Dwelling Unit
- (Without Town Action by July 1 2024, Must Allow on 2.5 Acres)

DURHAM COMPREHENSIVE PLAN APPROACH

SINGLE-FAMILY



TWO-FAMILY

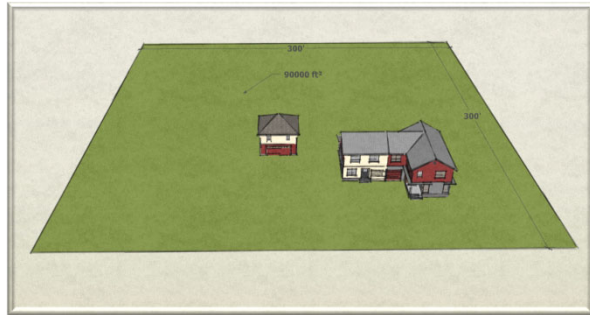


- Allow 2 Accessory Apartments with any Single-family home
- Limit Size to 50% of Main Dwelling Unit
- Maximum of 3 Housing Units

- Reduce Lot Size from 2^{1/2} Acres to 2 Acres for a Two-family home
- Allow 1 Accessory Apartment
- Limit Size to 50% of Either Dwelling Unit
- Maximum of 3 Housing Units

PLANNING BOARD PROPOSAL

1. FOLLOW THE COMPREHENSIVE PLAN FOR SMALLER ACCESSORY APARTMENTS (Address Housing Availability)

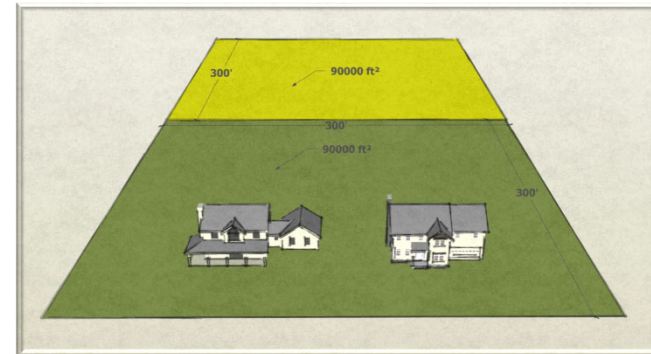


- Single-Family with 2 Accessory Apartments
- 2-Acre Lot
- Maximum of 3 Housing Units



- Two-Family with 1 Accessory Apartment
- 2-Acre Lot
- Maximum of 3 Housing Units

2. FOLLOW LD 2003 FOR FULL SIZED HOUSING UNITS (Address Housing Impacts)



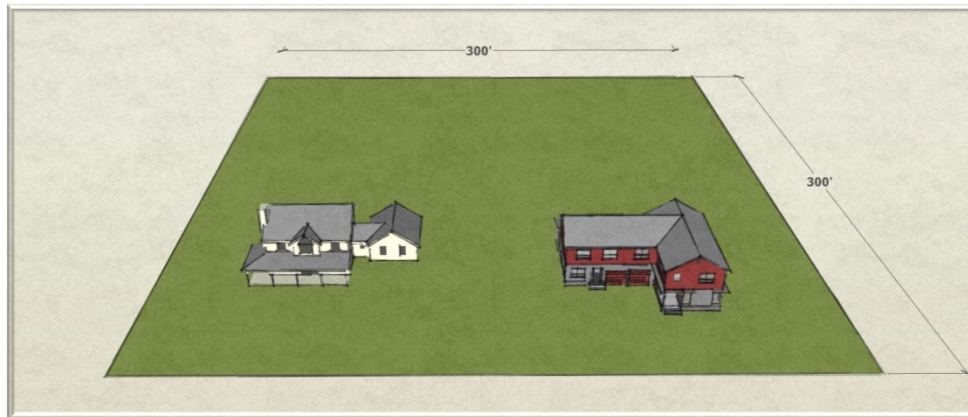
- 2 Single-Family Homes
- 2 Acres per Dwelling Unit
- 4 Acres for 2 Dwelling Units



- 1 Single-Family and 1 Two-Family
- 2 Acres per Dwelling Unit
- 6 Acres for 3 Housing Units

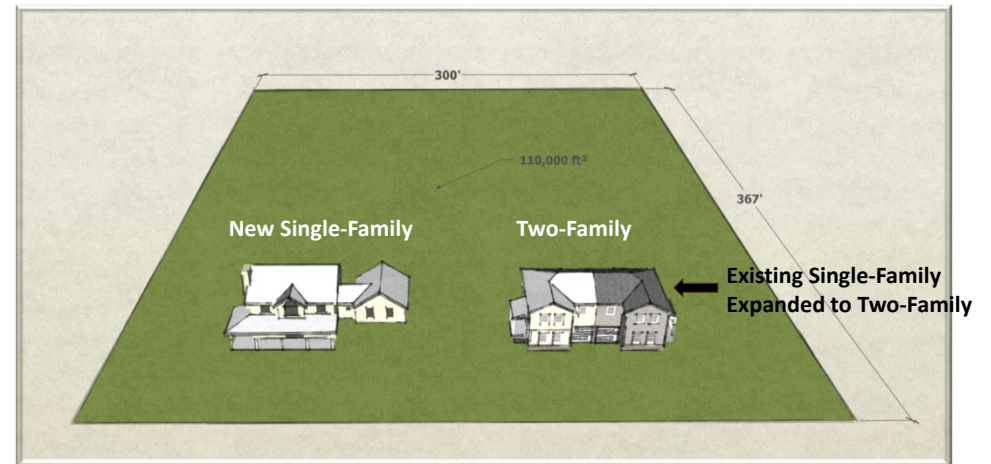
LD 2003 Requirements (Effective July 1, 2024)

VACANT LOT



- Must allow 2 Dwelling Units on a vacant lot
- Can be Duplex or 2 Single-Family Homes
- Maximum of 2 Units
- Lot size is 90,000 sq. ft. (2.07 acres)

DEVELOPED LOT



- Must allow 3 Dwelling Units on any lot with an existing home
- Can be One Attached, One Detached, or One of Each
- Maximum of 3 Units
- Lot size is 110,000 sq. ft. (2.53 acres)

IF DURHAM VOTERS TAKE NO ACTION

DURHAM LAND USE POLICY CITIZEN SURVEY ON MAINE'S NEW AFFORDABLE HOUSING LAW

216

Responses

11:26

Average time to complete

Active

Status

[View results](#)

Open in Excel ...

1. On a scale of 1 to 5, with 1 being not concerned at all and 5 being very concerned, please circle your level of concern on the following questions:

[More Details](#)

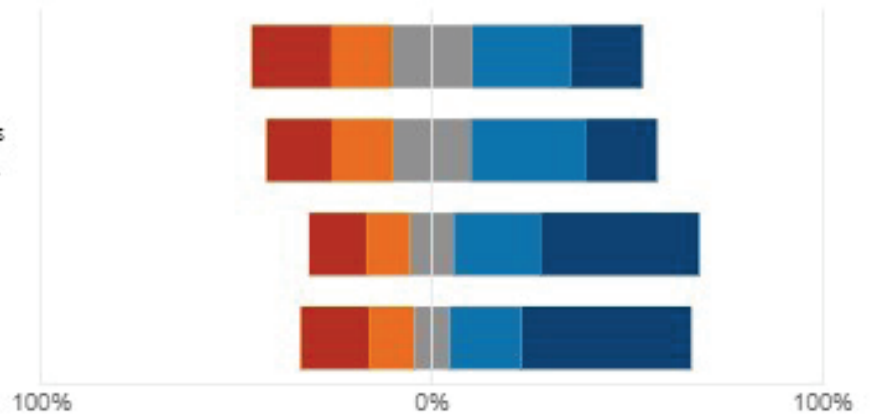
■ (1) Not Concerned at All ■ (2) Not Too Much ■ (3) Neutral ■ (4) Concerned ■ (5) Very Concerned

Are you concerned that children of current residents will not be able to find or afford housing in Durham?

Are you concerned retired parents of current residents will not be able to find or afford housing to move to...

Are you concerned that the Town is growing too fast, and that new housing will cause increases in taxes?

Are you concerned that new housing is changing the character of Durham from rural to suburban?



2. Based on these concerns, which of the three options identified by the Planning Board to respond to the requirements of the new State affordable housing law do you think Durham should implement? (Check the Option You Prefer)

[More Details](#)

● Option 1 – Less Restrictive to En... 57

● Option 2 – Neutral, Just do Wha... 49

● Option 3 – More Restrictive to Li... 110



FUTURE LAND USE PLAN SURVEY QUESTIONS

- How long have you lived in Durham? _____ Number of Years
- Have you ever had a home built for you in Durham? _____ Yes _____ No
- Have you bought an existing home in Durham? _____ Yes _____ No
- Have you ever sold vacant land in Durham for a lot or subdivision? _____ Yes _____ No
- Has a new home or subdivision been built near your home in Durham? _____ Yes _____ No
- Would you support allowing house lots to be smaller than 2 acres? _____ Yes _____ No
- Would you like to see a requirement for house lots to be more than 2 acres? _____ Yes _____ No
- Are you concerned that development is changing the Town's character from rural to suburban? _____ Yes _____ No
- Do you think it important to preserve commercial farming in Durham? _____ Yes _____ No
- Do you think it important to preserve commercial forestry in Durham? _____ Yes _____ No
- Do you support increasing regulatory protections for natural resources? _____ Yes _____ No
- Do you support increasing regulatory protections for abutting homeowners? _____ Yes _____ No
- Do you support increasing regulatory requirements for public safety? _____ Yes _____ No
- Do you think land use regulations unfairly restrict property rights? _____ Yes _____ No
- Would you like to see land use regulations reduced to make it easier to develop land and build new homes? _____ Yes _____ No
- Would you like to see one or more areas in Durham with densely-developed neighborhoods to create a town center while limiting new homes in other, more rural parts of town? _____ Yes _____ No
- Would you support keeping the current 2-acre zoning in place across the whole town while adopting additional land use regulations that preserve rural character and protect natural resources? _____ Yes _____ No



Durham Future Land Use Plan Survey

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

Q1



How long have you lived in Durham? (Number of Years)

Answered: 272 Skipped: 1

3

10/10/2018 5:58 PM

0

10/10/2018 11:43 AM

1

10/10/2018 11:41 AM

13++years

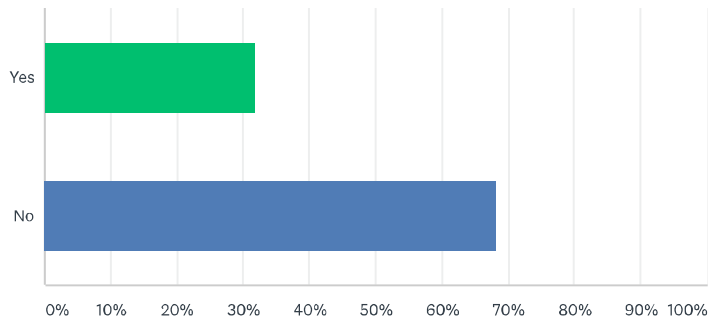
10/10/2018 10:27 AM

Q2



Have you ever had a home built for you in Durham?

Answered: 270 Skipped: 3



ANSWER CHOICES

RESPONSES

Yes	31.85%	86
No	68.15%	184
TOTAL		270

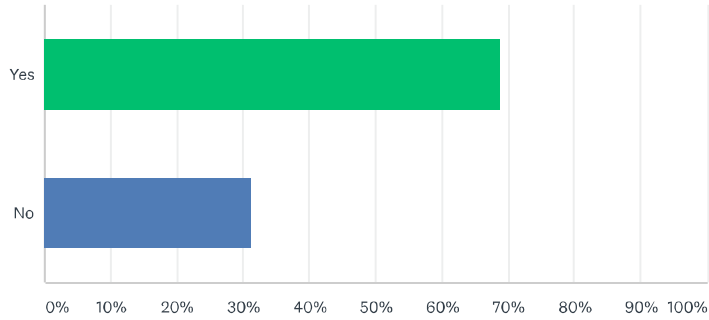
Share Link

<https://www.surveymonkey.com/re:>

COPY

273 responses

Answered: 272 Skipped: 1

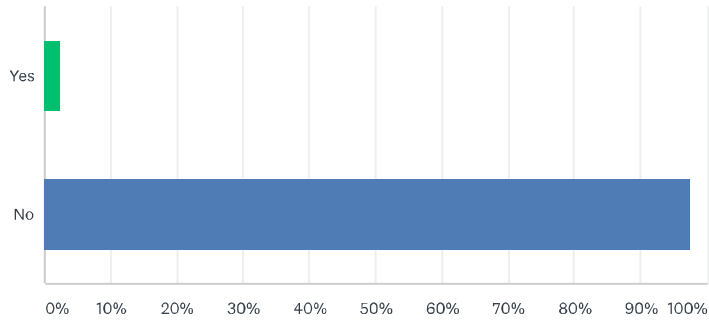


ANSWER CHOICES	RESPONSES	
Yes	68.75%	187
No	31.25%	85
TOTAL		272

Q4

Have you ever sold vacant land in Durham for a lot or subdivision?

Answered: 270 Skipped: 3

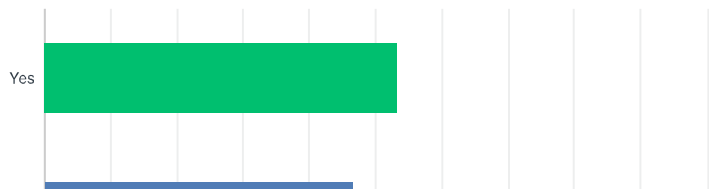


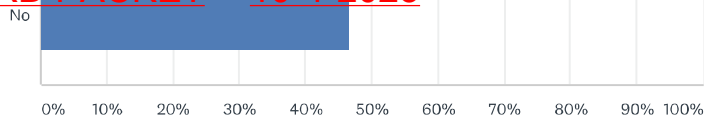
ANSWER CHOICES	RESPONSES	
Yes	2.59%	7
No	97.41%	263
TOTAL		270

Q5

Has a new home or subdivision been built near your home in Durham?

Answered: 272 Skipped: 1





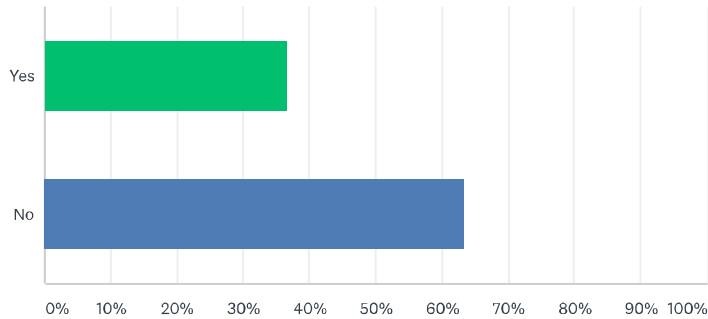
ANSWER CHOICES	RESPONSES	
Yes	53.31%	145
No	46.69%	127
TOTAL		272

Q6



Would you support allowing house lots to be smaller than 2 acres?

Answered: 271 Skipped: 2



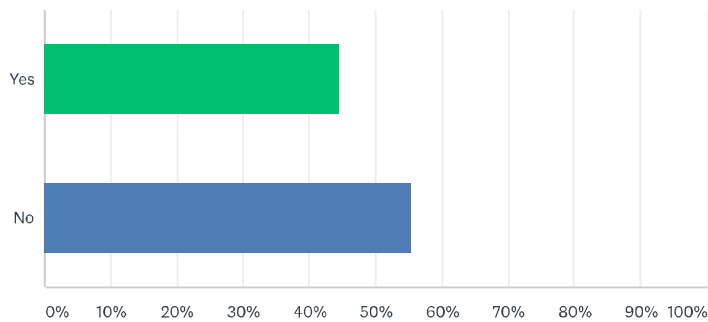
ANSWER CHOICES	RESPONSES	
Yes	36.53%	99
No	63.47%	172
TOTAL		271

Q7



Would you like to see a requirement for house lots to be more than 2 acres?

Answered: 272 Skipped: 1



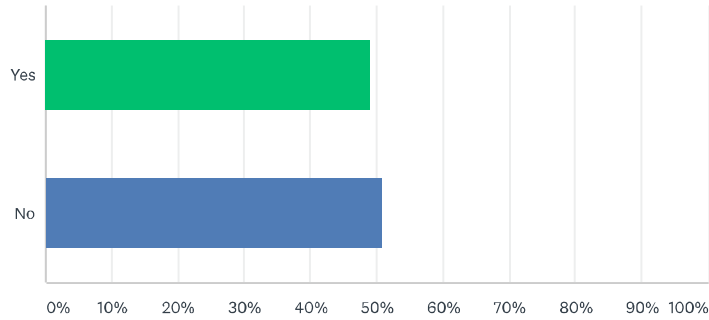
ANSWER CHOICES	RESPONSES	
Yes	44.16%	120
No	55.84%	152
TOTAL		272

TOTAL	55.51%	272
TOTAL		272

Q8

Are you concerned that development is changing the Town's character from rural to suburban?

Answered: 272 Skipped: 1

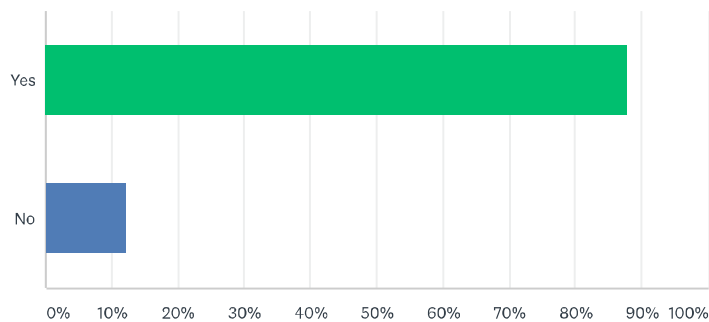


ANSWER CHOICES	RESPONSES	
Yes	49.26%	134
No	50.74%	138
TOTAL		272

Q9

Do you think it important to preserve commercial farming in Durham?

Answered: 271 Skipped: 2

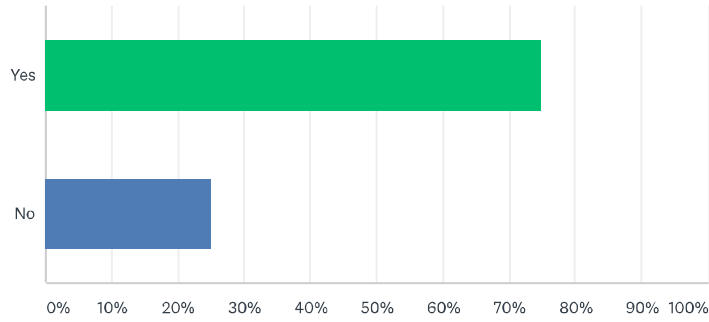


ANSWER CHOICES	RESPONSES	
Yes	87.82%	238
No	12.18%	33
TOTAL		271

Q10

Do you think it important to preserve commercial forestry in Durham?

Answered: 271 Skipped: 2



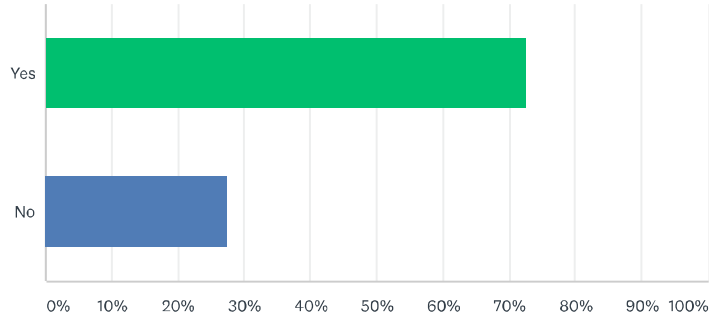
ANSWER CHOICES	RESPONSES	
Yes	74.91%	203
No	25.09%	68
TOTAL		271

Q11



Do you support increasing regulatory protections for natural resources?

Answered: 270 Skipped: 3



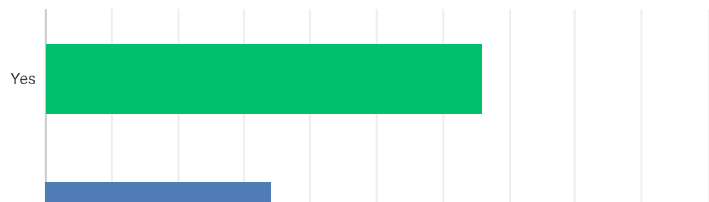
ANSWER CHOICES	RESPONSES	
Yes	72.59%	196
No	27.41%	74
TOTAL		270

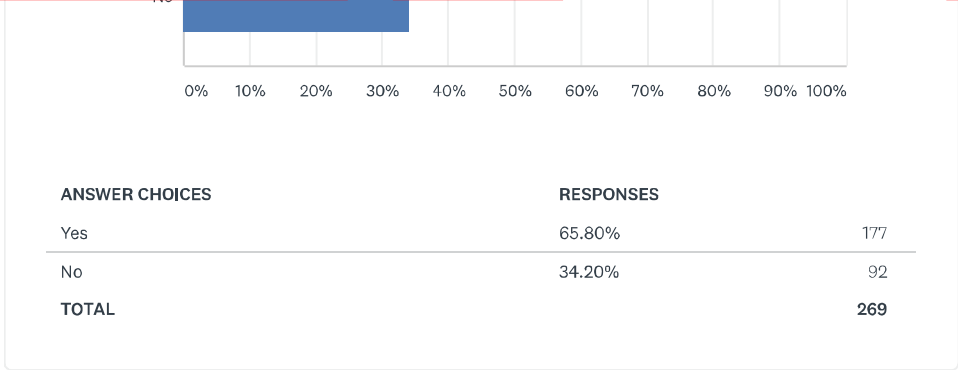
Q12



Do you support increasing regulatory protections for abutting homeowners?

Answered: 269 Skipped: 4

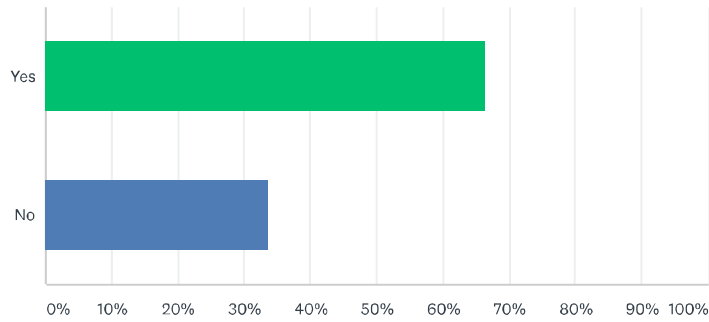




Q13

Do you support increasing regulatory requirements for public safety?

Answered: 267 Skipped: 6



ANSWER CHOICES

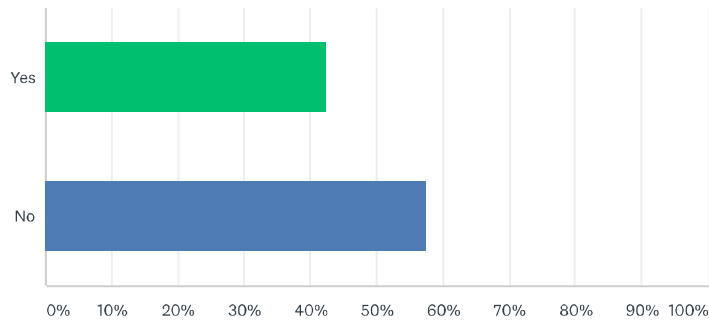
RESPONSES

Yes	66.29%	177
No	33.71%	90
TOTAL		267

Q14

Do you think land use regulations unfairly restrict property rights?

Answered: 269 Skipped: 4



ANSWER CHOICES

RESPONSES

Yes	42.38%	114
No	57.62%	155

TOTAL
TOTAL

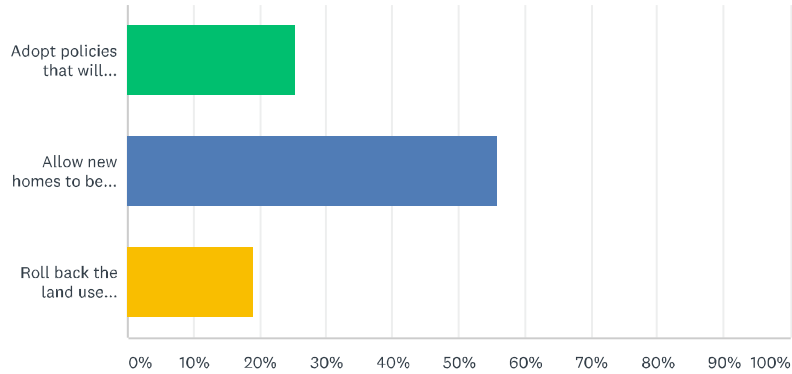
155
269
269

Q15



Which of the following three strategies would be the best way to manage growth and development in Durham over the next 20 years?(Choose the one strategy you most think the Town should pursue)

Answered: 269 Skipped: 4



ANSWER CHOICES

RESPONSES

Adopt policies that will result in the majority of new homes being built on smaller lots in the Southwest Bend Growth District in the center of town and limit the construction of new homes in other parts of town to preserve rural character and protect natural resources.	25.28%	68
--	--------	----

Allow new homes to be built anywhere in town as long as the lots are large, natural resources are protected, and views from development to public roads and neighbors are buffered.	55.76%	150
---	--------	-----

Roll back the land use regulations to make it easier to develop land and build new homes. Allow homes to be built on smaller lots anywhere in town as long as minimum State environmental standards are met.	18.96%	51
--	--------	----

TOTAL

269