

MADBURY PLANNING BOARD  
13 Town Hall Road, Madbury NH 03823  
Tel: 603 742-5131 • Fax: 603 742-2502

## Notice of Decision

On 3 February 2016 at a properly noticed public hearing, the Madbury Planning Board approved an application for a two (2) lot subdivision for a property identified as Map 1 Lot 22 located at 281 Littleworth Road.

This application was submitted by Garvey & Co Ltd of Durham NH on behalf of the owner of record, Laura Smith, of the same address.

This approval is granted subject to the following conditions:

1. The plan shall include a design for a 50 foot driveway pull-off;
2. The plan shall show a 42 foot turning radius at the intersection of new driveway with the existing driveway;
3. The plan shall include a reference to "Madbury Shoreland Protection Setback";
4. The plan shall show the 300 foot "Madbury Shoreland Protection Setback" so labelled on sheet 1
5. The "NHDES Reference Line" will be replaced with "Seasonal High Water Line";
6. An additional test pit will be dug and witnessed as "passed";
7. "Buildable Area" designation shall be removed from sheet 1;
8. Note should read that it is a "Driveway and Well Easement Plan" on sheet 2;
9. The "Conceptual House" label will be extended to point to the house.

The Board must acknowledge that these conditions have been satisfied before the plot plan can be signed for recording at the Registry of Deeds.

*J W Green*

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Planning Board Chair

*2-4-16*

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Date

