



TOWN OF DURHAM

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DURHAM PLANNING BOARD

Wednesday, March 27, 2013 at 7:00 p.m.

Town Council Chambers, Durham Town Hall

Please see the notes at the end

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Seating of Alternates**
- IV. **Approval of Agenda**
- V. **Town Planner's Report**
- VI. **Public Comments**
- VII. **Pubic Hearing - Application for Subdivision and Conditional Use Permit. 13 Longmarsh Road.** Two-lot subdivision and filling a portion of a wetland for a driveway. **Kelly Cullen** (applicant), Adam Fogg, Atlantic Survey (surveyor). Tax Map 15, Lot 23-0, Residence B Zoning District. **Recommended action:** Final action
- VIII. **Application to Construct a Dock** per Article XIV, Section 175-71(B)(6&8) of the Durham Zoning Ordinance. **26 Cedar Point Road.** **Michael Cleary** (applicant), Zachary Taylor, Riverside and Pickering Marine (contractor). Tax Map 12, Lot 1-15. Residence C Zoning District. **Recommended action:** Final action
- IX. **Application for Site Plan Review and Conditional Use Permit. 56 Madbury Road.** Creation of an additional 3-bedroom apartment within the basement of an apartment building. **Golden Goose Properties LLC** c/o Barrett Billotta (applicant), Mike Sievert, MJS Engineering (engineer). Tax Map 3, Lot 1-11A, Residence A Zoning District. **Recommended action:** Accept as complete and set public hearing for April 10
- X. **Request for modification to approved site plan. Mast Road.** Change to five elements of the plan for a 142-unit/460 bed apartment-style housing development, all on-site changes – 1) changing sidewalks from concrete to asphalt, 2) changing crosswalks from brick to stamped asphalt, 3) changing curbing behind parking spaces from granite to rolled asphalt, 4) changing foundation/water table at the base of buildings from brick to Hardiboard© or another material, and 5) changing the raised roofs at the entries from metal to asphalt shingles. **Peak Campus Development, LLC,** c/o Jeff Githens and Dan Fitzpatrick (applicant); Chet Tecce Jr., John & Patricia McGinty, and UNH (landowners). Tax Map 13, Lots 6-1, 10-0, 3-0 UNH and 4-0 UNH. Office Research/Light Industry Zoning District. **Recommended action:** Final action
- XI. **Public Hearing (continued) – Application for Conditional Use and Amendment to approved site plan** to replace **dog daycare facility** with new building including indoor and outdoor play areas, parking, office and studio apartment at **27 & 35 Newmarket Road.** **Great Bay Kennel,** c/o Jaki and Geoff Sawyer (applicant), Christopher A. Wyskiel (attorney), Mike Sievert, MJS Engineering (engineer), Robin Wunderlich (building designer). Tax Map 6, Lot 11-7. Residence C Zoning District. **Recommended action:** Hold public hearing, review draft conditions for prospective approval, and continue to April 10

(over)

- XII. **Preliminary Conceptual Review for a Site Plan and Conditional Use Application. 17 & 21 Madbury Road. Complete redevelopment of multifamily site** known as “The Greens” for mixed use project with multifamily housing for 460 +/- residents, office/retail, and parking for 57 to 100 cars, to be called “Madbury Commons.” **Golden Goose Properties** c/o Barrett Bilotta and Ken Rubin (applicant); Rose Lawn Properties c/o Laura Gangwer (owner of 17 Madbury); GP Madbury 17 c/o Barrett Bilotta (owner of 21 Madbury); Michael Sievert PE, MJS Engineering (engineer); Shannon Alther, TMS Architects (Architect). Tax Map 2, Lots 12-3 & 12-4. Central Business Zoning District. Recommended action: Discuss revised plans (if submitted), provide direction to the applicant, set date for site walk, and continue to April 10 (for continued preliminary or formal application)
- XIII. **Other Business**
- XIV. **Review of Minutes:** No Minutes
- XV. **Adjournment**

Please note:

- 1) Public hearings. The public is invited to attend all meetings of the Planning Board. *The public is welcome to speak at all public hearings.* For other items the public may speak only at the discretion of the chair/board.
- 2) Public comments. For public comments (item VI. above), the board does not accept comments about formal development projects that are currently under review by the Planning Board, whether specifically listed on that evening’s agenda or not. This restriction applies to projects that have been accepted as complete by the Planning Board or that have returned to the board for any type of review/consideration after they have been accepted as complete or approved.
- 3) Recommended actions: Actions recommended by the staff are shown at the end of most items. The Planning Board may or may not take these actions and may take other actions not stated.
- 4) New items of business. Unless approved by a 2/3 vote of the members present, no new item of business shown on the agenda will be taken up after 10:00 p.m.
- 5) Other information. Files on the items above are available for review in the Planning Office from 8:00 a.m. to 5:00 p.m., Monday through Friday. Agendas marked as “Preliminary Agenda,” are subject to change. The final agenda will be posted on the City’s website on the Friday prior to the meeting.
- 6) Contacting us. Contact the Planning Department with questions or comments about the items above or any planning-related matters. Call (603) 868-8064 or email kedwards@ci.durham.nh.us (Karen Edwards, Administrative Assistant) or mbehrendt@ci.durham.nh.us (Michael Behrendt, Town Planner).
- 7) Communication aids. Please provide the Town 48-hours notice if special communication aids are needed.
- 8) Next meeting. The next Planning Board meeting will be **April 10, 2013.**