



TOWN OF DURHAM

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RECAP

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

Approved

- 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

Approved

- 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

Accepted as complete, public hearing scheduled for April 10, site walk scheduled for Wednesday, April 10 at 6:00 p.m.

- 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

Approved with conditions

- 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

Public hearing was closed, continued to April 10

- 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)

Comments shared by Planning Board members. Site walk scheduled for 5:00 pm on Wednesday, April 3

- XIII. **Other Business**
- XIV. **Review of Minutes:** No Minutes
- XV. **Adjournment**