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***Town Planner Recommendations***  
**DURHAM PLANNING BOARD**  
**Wednesday, March 13, 2013**

Item numbers refer to position on meeting agenda.

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**VI. Planner's Report**

The Historic District Commission continued its preliminary review of Orion's proposed redevelopment of several lots on Church Hill (in the CB district) on March 7. The HDC reviewed the third iteration of the design. The review continues to April 4, at which time we expect Orion to submit another revision.

I met with Doug Bencks, UNH Campus Architect, for our monthly meeting. The UNH Campus Master Plan has been endorsed by President Huddleston. It is now ready to go to the Board of Trustees for prospective adoption. The plan can be viewed at:

<http://www.unh.edu/cmp/pdf/cmp%20feb%202013.pdf>

I spoke with Doug about the program under the UNH Office of International Students and Scholars (OISS). The program plays an important role in Economic Development for Durham and New Hampshire and in promoting diversity on campus by attracting more international students to campus. This past fall semester UNH enrolled its largest number of international students ever - 206. Here is an article about the program:

<http://unh.edu/campusjournal/2012/11/changing-lives-changing-campus-unh-enrolls-its-largest-international-class>

I am pleased to note that two Durham businesses were featured on New Hampshire Chronicle on February 28 – The Candy Bar and Sol Sistah. Here is the link to the show:

<http://www.wmur.com/new-hampshire-chronicle/Thursday-February-28th-when-businesses-give-back/-/13383450/19018142/-/1bs2msz/-/index.html>

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**VII. Public Hearing - Amendment to an Approved Site Plan for a Master Sign Plan** to allow for **hanging signs at 9 Madbury Road**. Submitted by Jennifer Sayre and Laura Rothstein, proprietors of SolSistar, on behalf of **9 Madbury Road LLC**. Tax Map 4, Lot 12-0. Central Business Zoning District.

See the separate enclosed writeup.

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**VIII. 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:* Accept as complete and set public hearing for March 27

See the separate enclosed writeup.

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**IX. Public Hearing - Design 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.

See the separate enclosed writeup.

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**X. Discussion of Proposed amendment to Site Plan Regulations** to require **submission of the Energy Considerations Checklist and Architectural Drawings** for all multifamily and nonresidential projects.

See the separate enclosed writeup.

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**XI. Other Business**

- I would like to place Peak Development on the Planning Board agenda for March 27 and want to confirm that the board does not think this need be treated as a public hearing nor that any notices need be sent.

Peak Development spoke to me about amending their site plan approval. They told me that construction costs have gone up significantly and they looked at a few areas they could save some money. They proposed five changes which I think would need to be reviewed by the Planning Board but I do not think that these changes are significant enough to warrant a public hearing nor sending public notices (other than including it on the March 27 agenda).

These are the five changes they proposed to me. They will send more information later.

- Changing the sidewalks from concrete to asphalt
- Changing the brick crosswalks to stamped asphalt
- Changing the granite curbing behind parking spaces to rolled asphalt
- Changing the architectural design for the base/foundation from masonry to another material
- Changing the architectural design from raised metal roofs to shingles.

Best practice in my experience is to have several levels of changes to approved projects by degree of significance:

1) Very minor changes, which might be approved by staff only or by staff in consultation with the Planning Board chair or after notifying the board by email only. We should in the future establish a policy for how to handle very minor changes.

2) Minor changes but changes too significant to be simply approved by staff. These should go to the Planning Board in some fashion (as agenda items or under Other Business) but are not significant enough to warrant any notices.

3) Significant changes, that could reasonably be construed to have some potential meaningful impact upon abutters or the general public. These should be treated as formal amendments with public notices and a public hearing.