



## TOWN OF DURHAM

15 Newmarket Rd

Durham, NH 03824-2898

603/868-8064 603/868-8065

Fax : 603/868-8033

[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

Michael Behrendt, Director of Planning and  
Community Development

[mbehrendt@ci.durham.nh.us](mailto:mbehrendt@ci.durham.nh.us)

### Planning Board members

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Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

## DURHAM PLANNING BOARD

Wednesday, October 9, 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. **118 Piscataqua Road**. Application for Condominium Conversion and Site Plan for a **4-unit condominium for seniors**. Submitted by **Alexander Bakman**; MSC Engineers, Engineer/Surveyor; Scott Hogan, attorney. Tax Map 11, Lot 24-4, Residence C Zoning District. **Recommended action**: Acceptance as complete and setting the public hearing for November 6.
- VIII. **Great Bay Kennel Dog Day Care Facility** - Request for **Extension** of Conditions of Approval and CUP. **Recommended action**: Approval of extension.
- IX. **Public Hearing - 18 & 22 Colony Cove Road**. Formal application for **Boundary Line Adjustment** submitted by **Kathleen Lohnes** to change the boundary between two lots and to clarify the boundaries of an old subdivision. Tax Map 12, Lots 25 & 26. Residential Coastal Zoning District. **Recommended action**: Final action.
- X. **Public Hearing** (continued) - **15 Madbury Road and 8 Mathes Terrace**. Design review for site plan application for redevelopment of two residential lots for a three-story **mixed-use student housing development**. Submitted by **Kostis Enterprises LLC and Theodore Finnegan**; David Garvey, agent; Michael Sievert, MJS Engineering, engineer; Robin Wunderlich, designer. Tax Map 2, Lots 12-5 and 12-6. Central Business Zoning District. **(The applicant has requested that this application be postponed.)** **Recommended action**: Postponement to specific date.
- XI. **Public Hearing - 25 Madbury Road** – Formal site plan application for the **addition of 8 parking spaces** and associated drainage improvements. Alpha Sigma House Corp. of **Kappa Delta Sorority**, applicant; Michael Sievert, MJS Engineering, engineer; Robbi Woodburn, Woodburn & Co., landscape architect; Scott Hogan, attorney. Tax Map 2, Lot 12-2. Central Business Zoning District. **Recommended action**: Close public hearing and continue to November 6.

(over)

- XII. **Public Hearing - 25-35 Main Street.** Formal site plan application to redevelop three lots into a **mixed-use student housing development.** The proposal involves rehabilitating the houses at 25 and 35 Main Street, demolishing the houses at 27 and 29 Main Street, demolishing or relocating the barn in the rear, erecting two new houses fronting on Main Street, erecting two large new buildings, one in the rear and one fronting on Main Street. **Orion Student Housing,** Bill Fideli and Philip Wills, applicant; Allen and Major, engineer; Lisa DeStefano and Adam Wagner, DeStefano Architects, architect; Tim Phoenix, attorney. Tax Map 5, Lots 1-6, 1-7, and 1-8, Central Business Zoning District. **Recommended action:** Keep public hearing open and continue to November 6.
- XIII. **49 Main Street.** Conceptual consultation for redevelopment of a commercial site with a **three-story mixed-use building.** Submitted by **Paul Eja, proprietor of Pauly's Pockets;** Michael Sievert, MJS Engineering (engineer). Tax Map 5, Lot 1-2. Central Business Zoning District. Recommended action: Brief presentation and set design review (and public hearing) for November 6.
- XIV. **Other Business**
- XV. **Review of Minutes:** July 24, 2013
- XVI. **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](mailto:kedwards@ci.durham.nh.us) (Karen Edwards, Administrative Assistant) or [mbehrendt@ci.durham.nh.us](mailto: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 the **October 23, 2013 workshop.**