



TOWN OF DURHAM

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DURHAM PLANNING BOARD

Wednesday, November 13, 2013 at 7:00 p.m.
Town Council Chambers, Durham Town Hall

Please see the notes at the end

AGENDA

Planning Board members
Peter Wolfe, *Chair*
Richard Kelley, *Vice Chair*
Andrew Corrow, *Secretary*
James Lawson, Town Council Rep.
William McGowan
Lorne Parnell
David Williams
Wayne Lewis, *Alternate*
Jennifer Pribble, *Alternate*
Julian Smith, *Council Alternate*
Linda Tatarczuch, *Alternate*

Michael Behrendt, Town Planner
Victoria Parmele, Minute Taker

- I. **Call to Order**
- II. **Roll Call**
- III. **Seating of Alternates**
- IV. **Approval of Agenda**
- V. **Town Planner's Report**
- VI. **Public Comments**
- VII. **Durham Master Plan update** - Molly Donovan, Chair of Master Plan Advisory Committee
- VIII. Presentation by RSG Associates on joint Town-UNH projects for the updated **Traffic Model – morning peak** and prospective design for **Roundabout** at the Main Street – Pettee Brook – Quad Way intersection. *Recommended action:* Discussion only.
- IX. **Public Hearing - Proposed zoning amendments** initiated by Town Council on October 21, 2013:
Recommended action: Vote to support.
 - A. Change Mixed Use Residential in the Central Business and Church Hill districts from permitted to conditional use;
 - B. Increase the minimum lot area per dwelling unit in the Central Business and MUDOR districts;
 - C. Set the maximum number of bedrooms per dwelling unit in Multi-Unit and Mixed-Use residences at four;
 - D. Prohibit new basement dwelling units in Multi-Unit and Mixed-Use residences; and
 - E. Allow for flexibility in the arrangement of Nonresidential Uses in the Central Business district by conditional use.
- X. **118 Piscataqua Road**. Tax Map 11, Lot 24-4, Residence C Zoning District.
 - A. **Public hearing** - Formal application for Site Plan and Condominium Conversion for a **4-unit condominium for seniors**. Submitted by **Alexander Bakman**; Corey Colwell, MSC Engineers, engineer/Surveyor; Scott Hogan, attorney. *Recommended action:* Close public hearing and continue to December 4.
 - B. Request for extension to meet precedent conditions for 2-lot subdivision. Submitted by Alexander Bakman; Scott Hogan, attorney. *Recommended action:* Approval

(over)

- XI. **Public Hearing - 17 & 21 Madbury Road.** Formal site plan and conditional use application for “Madbury Commons,” a complete redevelopment of multifamily site known as “The Greens” for **mixed use project** with student/multifamily housing for 460 +/- residents, office/retail, and parking. **Golden Goose Properties**, Barrett Bilotta, Ken Rubin, and Eamonn Healey (applicant); Rose Lawn Properties, Laura Gangwer (owner of 17 Madbury); GP Madbury 17, Barrett Bilotta (owner of 21 Madbury); Michael Sievert, MJS Engineering (engineer); Shannon Alther, TMS Architects (Architect). Tax Map 2, Lots 12-3 & 12-4. Central Business Zoning District. **Recommended action:** Keep public hearing open and continue to December 4.
- XII. **Public Hearing** (continued) - **25-35 Main Street**. Formal site plan application to redevelop three lots into a **mixed-use student housing project**. The proposal involves rehabilitating the houses at 25 and 35 Main Street, demolishing the houses at 27 and 29 Main Street, demolishing/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; Bob Clarke, 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 District. **Recommended action:** Keep public hearing open and continue to December 4.
- XIII. **Mast Road**. Discussion about cutting of trees along the multi-use path and possible remedies. Related to approved site plan under construction for 142-unit/460 bed apartment-style housing development. **Peak Campus Development**, LLC. Office Research/Light Industry Zoning District. **Recommended action:** Discuss proposed planting plan, set date for site walk, and set public hearing for December 4.
- XIV. **Draft Agricultural Resources Chapter of the Master Plan** – first presentation to the Planning Board. **Recommended action:** Discussion and set public hearing for December 11.
- XV. **2014 Schedule of Planning Board meetings**. **Recommended action:** Vote to accept.
- XVI. **Other Business**
- XVII. **Review of Minutes:** September 25, 2013 & October 2, 2013
- XVIII. **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 the **December 4, 2013**.