



TOWN OF DURHAM

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RECAP

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

VII. **Durham Master Plan update** - Molly Donovan, Chair of Master Plan Advisory Committee

The board agreed to send the draft of the Core Commercial Chapter to the MPAC to start its review on November 21, though the board still has some work to do on it (probably one or two more meetings in December or January). The board will forward to the MPAC any final changes after it finishes its work.

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.

A working group (Richard Kelley, Jim Lawson, Doug Bencks, Steve Pesci, Dave Kurz, Dave Cedarholm, Dirk Timmons, and Michael Behrendt) will now review the documents and consider next steps.

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.

The board voted to recommend adoption of all five amendments, with minor changes only to the last amendment (change “superior” to “reasonable” and remove example given in parentheses).

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.

Planning Board members
Peter Wolfe, <i>Chair</i>
Richard Kelley, <i>Vice Chair</i>
Andrew Corrow, <i>Secretary</i>
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

The public hearing is continued to December 4 when this may be ready for final action. The applicant met with the Conservation Commission last night to discuss a few issues and a conditional use.

- B. Request for extension to meet precedent conditions for 2-lot subdivision. Submitted by Alexander Bakman; Scott Hogan, attorney. Recommended action: Approval

An extension was granted to April 2014.

- 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.

Various issues were discussed. The public hearing was continued 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.

At the applicant’s request this was postponed 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.

The project was discussed, a site walk was scheduled for December 4 at 3:15 pm, and a public hearing was set 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.

The plan was not discussed. A public hearing was set for December 11 and the Agricultural Commission will give its presentation at that time.

- XV. **2014 Schedule of Planning Board meetings.** Recommended action: Vote to accept.

A schedule was approved. There will be one meeting in November and one in December.

- XVI. **Other Business**

A site walk was scheduled for the Mathes Terrace project on December 4 at 2:30 p.m. (Okayed by Mike Sievert, design engineer).

XVII. Review of Minutes: September 25, 2013 & October 2, 2013

XVIII. Adjournment