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Town Planner Recommendations
DURHAM PLANNING BOARD
Wednesday, July 10, 2013

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

Dirk Grotenhuis of RSG Associates will give a 10-minute powerpoint presentation about the two projects. Final documents are enclosed. Steve Pesci, UNH Transportation Planner, will be attending the meeting. These two projects were jointly funded by the Town of Durham and UNH. A working group, composed of Richard Kelley, Jim Lawson, Steve Pesci, Doug Bencks, and me, will review the plans also. The working group has not met yet.

- 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.

See the enclosed documents. I think that these five amendments are important and recommend a vote of support.

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.

The Planning Board accepted this application as complete on October 9. The application is not ready for final action yet because he needs to meet with the Conservation Commission. He is meeting with them on November 14.

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

This subdivision created the lot for the site plan and condominium conversion, above. This is the fourth request for an extension. There are only a few minor outstanding items, so this should be the last request. See the enclosed notice of decision and tax map showing the subdivision lines (I don't have an 11x17 map to copy).

- 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.

The discussion continues.

- 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.

The discussion continues. The Traffic Plan is enclosed. The large appendix is available on the web.

- 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.

See the enclosed documentation.

- 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.

This is the first presentation to the Planning Board. See the enclosed documentation. The MPAC endorsed the plan.

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

Note that there are two proposed meetings back to back in September due to the Rosh Hashanah holiday.

- XVI. **Other Business**