



## TOWN OF DURHAM

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### DURHAM PLANNING BOARD

Wednesday, December 4, 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

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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. ***Public Hearing*** (continued) **118 Piscataqua Road**. Tax Map 11, Lot 24-4, Residence C Zoning District. 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:*** Continue to December 11.
- IX. **Mast Road**. Approved site plan under construction for 142-unit/460 bed apartment-style housing development. **Peak Campus Development, LLC**. Office Research/Light Industry Zoning District.
  - A. ***Public Hearing*** - Cutting of trees along the multi-use path and possible remedies and review of proposed **Planting Mitigation Plan**. ***Recommended action:*** Final action.
  - B. Proposal to locate **gas line** serving Peak project underneath the multi-use path and determination of appropriate review process. ***Recommended action:*** Direction on process
- X. ***Public Hearing*** (continued)- **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:*** Continue to December 11

*(over)*

- XI. **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**: Continue to December 11.
- XII. **Public Hearing** (continued) - **15 Madbury Road and 8 Mathes Terrace**. Design review for site plan for redevelopment of two lots for a three-story **mixed-use student housing development**. BAA Realty Acquisitions, LLC and EZT Holdings, LLC, c/o attorney Christopher Mulligan, applicant; **Kostis Enterprises LLC and Theodore Finnegan**, owners; Michael Sievert, MJS Engineering, engineer; Robin Wunderlich, building designer. Tax Map 2, Lots 12-5 and 12-6. Central Business Zoning District. **Recommended action**: Close design review and public hearing.
- XIII. **Other Business**
- XIV. **Review of Minutes**: September 25, 2013  
October 2, 2013  
October 9, 2013

XV. **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 **December 11, 2013**.