



## 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)

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Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

## **\*RECAP\***

### **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**

- 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.

**Approved, but will need to submit separate application for dock expansion.**

- 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.

**Approved.**

- 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

**If the gas line is going to go underneath the path, it may be reviewed administratively.**

- 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

**Discussion about construction management plan, landscaping, energy, and other issues.**  
**Public hearing and review continued to December 11**

- 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.

**Discussion. The public hearing was closed and the review continued to January 8. If all is in order I will have a draft set of conditions ready for review on January 8. There are a number of things for the applicant to address though most are fairly minor.**

- 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.

**Numerous comments made by the public, all fairly critical of the project. The design review was closed. At the applicant's option they may submit a formal application. Mike Sievert said they expect to submit it for the January 8 meeting.**