



TOWN OF DURHAM

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DURHAM PLANNING BOARD

Wednesday, January 22, 2014 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. **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 126 residential units and approximately 490 beds, office/retail, and several public spaces. **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 ; Robbi Woodburn, Landscape Architect. Tax Map 2, Lots 12-3 & 12-4. Central Business District. **Recommended action**: Discussion, determination of Development of Regional Impact, continue review and public hearing to January 29.
- VIII. **Public Hearing - 49 Main Street.** Design Review for redevelopment of a commercial site with a three-story **mixed-use building**. Paul Eja, proprietor of **Pauly's Pockets**, applicant; Michael Sievert, MJS Engineering, engineer; Clint Forrest, building designer. Tax Map 5, Lot 1-2. Central Business Zoning District. **Recommended action**: Discussion, continue public hearing and design review to February 12.
- IX. **2-10 Jenkins Court.** Modification to approved site plan for mixed-use building to use one of two on-site parking spaces for a **utility trailer** that will transport solid-waste containers. Michael Sievert, MJS Engineering, engineer; **Matt Crape**, property owner. Tax Map 4, Lot 8-0. Central Business Zoning District. **Recommended action**: Final action

X. **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, for 179 residents (exact number to be determined) and commercial. **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. (The public hearing is closed.) **Recommended action:** Approval if all is in order.

XI. **Other Business**

XII. **Review of Minutes:** September 25, 2013
October 2, 2013
October 9, 2013
November 6, 2013
November 13, 2013

XIII. **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 on **January 29, 2014.**