



## TOWN OF DURHAM

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### ***\*RECAP\****

#### **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

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Michael Behrendt, Town Planner  
Victoria Parmele, Minute Taker

- 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.

**The board approved allowing a maximum of 525 residents with several conditions, including adding 1,200 square feet of retail near the plaza. The board determined this is NOT a Development of Regional Impact. Continued project and public hearing to January 29. Possible final action on February 12**

- 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.

**Discussion and continuation to February 12. Still a design review and public hearing.**

- 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

**Approved with conditions.**

(over)

- 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.

**The board approved a maximum of 179 bedrooms and 197 residents. Ken Smith from Maine Drilling and Blasting gave a presentation about blasting. The public hearing was reopened about blasting only, and then closed. A few small items remain. Continued to January 29. Final action is likely then.**