



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

Michael Behrendt, Director of Planning and
Community Development

mbehrendt@ci.durham.nh.us

Planning Board members

Peter Wolfe, *Chair*

Richard Kelley, *Vice Chair*

Andrew Corrow, *Secretary*

Julian Smith, Town Council Rep.

William McGowan

Lorne Parnell

David Williams

Wayne Lewis, Alternate

Kathy Bubar, Council Alternate

Linda Tatarczuch, Alternate

Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

DURHAM PLANNING BOARD

Wednesday, June 11, 2014

Town Council Chambers, Durham Town Hall

7:00 p.m.

AGENDA

Please see the notes at the end

- I. **Call to Order**
- II. **Roll Call**
- III. **Seating of Alternates**
- IV. **Approval of Agenda**
- V. **Town Planner's Report**
- VI. **Master Plan Process – update from Molly Donovan, chair of the Master Plan Advisory Committee**
- VII. **Public Comments**
- VIII. **Public Hearing - 8 Mathes Terrace and 15 Madbury Road – Student Housing Development.** Site plan and conditional use for redevelopment of two lots for a three-story mixed-use student housing development for 64 occupants with commercial space and garage parking. BAA Realty Acquisitions, LLC and EZT Holdings, LLC, c/o attorney Christopher Mulligan, applicant; BAA Realty Acquisitions, 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: Discussion and continue to June 25.
- IX. **Public Hearing - 49 Main Street – Pauly's Pockets.** Site plan for redevelopment of a commercial site with a three-story mixed-use building. Commercial on the first floor with 6 residential apartments on the upper 2 floors with a maximum of 34 beds. 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 and continue to June 25.
- X. **90 Bennett Road – Thompson Inn.** Amendment to approved site plan for new parking lot and driveway for 10-room inn. Stephen and Lori Lamb, applicant; Rokeh Consulting, Site Designer. Tax Map 14, Lot 34-1. Rural Zoning District. Recommended action. Discussion and set public hearing for June 25.

(over)

- XI. **257 Newmarket Road – Two New 3-Unit Buildings.** Design Review (preliminary) application for construction of two multi-dwelling buildings with three two-bedroom units each. The site contains an existing student housing building. A variance was granted in 2009 for the additional units. Christopher Meyer and Edward Marquardt, Seacoast OPM of Durham, applicants. Nick Isaak, Isaak Design, Architect. Tax Map 18, Lot 3-2. Rural Zoning District. *Recommended action:* Table application to allow applicant to revise design pursuant to site walk discussion.
- XII. **ORLI and MUDOR Zoning Amendment – Single Family.** Town Council-initiated amendment to allow single family residential in the Office Research Light Industrial (ORLI) and Multi-Unit Dwelling Office Research (MUDOR) districts as a conditional use. It had been a conditional use but was made not permitted as part of a larger recent set of amendments to these districts. *Recommended action:* Set a public hearing for June 25.
- XIII. **Other Business**
- XIV. **Review of Minutes:** February 12, 2014, February 26, 2014, March 12, 2014, March 26, 2014.
- 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 (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 regular Planning Board meeting will be on **June 25, 2014.**