



## TOWN OF DURHAM

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Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

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

### **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\**

- 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.

**Numerous people spoke, all in opposition except for the applicant and the family of the current property owner. At the earlier request of the Planning Board the developer attended the meeting and spoke to the board. Matt Stevens is based in New York. He said that he is the sole applicant. The public hearing was closed. The project was continued to June 25. The Planning Board is meeting with the Town Attorney in closed session on June 25 at 6:00 pm.**

- 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.

**Nobody spoke at the public hearing. The public hearing was closed. Mike Sievert gave a brief presentation. The project was continued to June 25. The Town Planner will have a comprehensive matrix of issues prepared for that meeting.**

- 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)

**The project was discussed briefly. A public hearing was set for June 25.**

- 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.

**The application was tabled to give the applicant an opportunity to redesign the plan, based on the discussion at the earlier site walk.**

- 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.

**The Planning Board set the public hearing for July 9**

XIII. **Other Business**

**There was no other business.**

- XIV. **Review of Minutes:** February 12, 2014, February 26, 2014, March 12, 2014, March 26, 2014.

**The minutes were all approved, with corrections.**

XV. **Adjournment**