



TOWN OF DURHAM

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DURHAM PLANNING BOARD

Wednesday, October 22, 2014

Conference Room, Durham Public Library

Please note the change in venue

7:00 p.m.

AGENDA

Please see the notes at the end

Planning Board members

Peter Wolfe, *Chair*
Andrew Corrow, *Vice Chair*
David Williams, *Secretary*
Julian Smith, Town Council Rep.
William McGowan
Lorne Parnell
Richard Kelley
Wayne Lewis, Alternate
Kathy Bubar, 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 - Thompson Inn - 90 Bennett Road**. Amendment to approved site plan for new parking lot and driveway and conversion of barn for function hall for 10-room inn. Stephen and Lori Lamb, applicant; Rokeh Consulting, Site Designer. Tax Map 14, Lot 34-1. Rural Zoning District. Recommended action: Final Action.
- VIII. **Public Hearing - 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, owner. Matt Silva, coordinator. Tax Map 18, Lot 3-2. Rural Zoning District. Recommended action: Close design review if/once the plan is deemed generally acceptable.
- IX. **Public Hearing - Mill Plaza Redevelopment**. Design Review for partial redevelopment of Mill Plaza Shopping Center site including 44,110 square feet of new commercial space, with an addition to the existing Durham Marketplace building, two new mixed-use buildings, a separate bank with drive through, 120 residential apartments, and other site changes. Colonial Durham Associates, LP, c/o John Pinto, owner. Joseph Persechino, Tighe & Bond, Design Engineer. Adam Wagner, DeStefano Architects, Architect. Tax Map 5, Lot 1-1. Central Business Zoning District. Recommended action: Continue design review and public hearing.
- X. **Public Hearing - Historic Resources Master Plan**. Recommended action: Endorse chapter.
- XI. **Public Hearing – Site Plan Regulations**. The Durham Site Plan Regulations have been overhauled with a new draft including Part I – General Provisions, Part II – Site Plan Review Process, and Part III – Development Standards. ***POSTPONED TO NOVEMBER 5**

(over)

- XII. **Public Hearing - Edgewood Road and Emerson Road Subdivision.** Subdivision & Boundary Line Adjustment for 4-lot subdivision. Jack Farrell, applicant. County Line Holding, LLC and Mark Marong 1991 Trust, owners. David Vincent, surveyor. Map 1, Lot 15-0. **POSTPONED TO NOVEMBER 5 AT APPLICANT'S REQUEST*
- XIII. **Pauly's Pockets – 49 Main Street.** Modification of approved site plan for Vehicular and Pedestrian Plan for Lane Closures and updated Construction Management Plan. Commercial on the first floor with 6 residential apartments on the upper 2 floors. Paul Eja, applicant; Mike Sievert, MJS Engineering, engineer. Tax Map 5, Lot 1-2. Central Business Zoning District. *Recommended action:* Approval of modification.
- XIV. **The Lodges – Mast Road. Plantings and views.** Discussion with developer about plantings and views at the Lodges. Approved site plan for 142 unit/460 bed housing development. Peak Campus Development, LLC, c/o Jeff Githens and Jonathon Barge, developer. Tax Map 13, Lots 6-1, 10-0, 3-0 UNH and 4-0 UNH. Office Research Light Industry Zoning District. *Recommended action.* Set site walk to review plantings and views.
- XV. **The Lodges – Mast Road. Proposal to increase number of beds from 460 to 514.** Amendment to approved site plan for 142 unit/460 bed housing development. Peak Campus Development, LLC, c/o Jeff Githens and Jonathon Barge, developer. Tax Map 13, Lots 6-1, 10-0, 3-0 UNH and 4-0 UNH. Office Research Light Industry Zoning District. *Recommended action.* Set public hearing for November 12.
- XVI. **Other Business**
- XVII. **Review of Minutes** – July 9, 2014 and July 23, 2014
- XVIII. **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 **November 5, 2014**