



TOWN OF DURHAM

15 Newmarket Rd
Durham, NH 03824-2898

603/868-8064

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*

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

****RECAP****

DURHAM PLANNING BOARD

Wednesday, October 22, 2014

Conference Room, Durham Public Library

7:00 p.m.

AGENDA

Please see the notes at the end

- 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.

Approved

- 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.

The design review was closed. The applicant will bring back the formal application when they are read

- 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.

There was a great deal of public input. The thrust of the comments was that the project should follow the 2008 Mill Plaza Study as much as possible. The design review was continued to January 14, 2015. The applicant will evaluate their plan in light of the comments.

X. **Public Hearing - Historic Resources Master Plan**. *Recommended action*: Endorse chapter.

There were several comments critical of the draft. The Planning Board set up a committee to provide recommendations to the Planning Board about the 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*

Postponed to November 5. There was no discussion.

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*

Postponed to November 5. There was no discussion.

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.

The modification was approved.

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.

The board set a site walk for Sunday, November 2, at 1:00 pm. We will meet at the Clubhouse. This is open to the public.

The applicant presented a slide show of proposed enhancements for the plantings on the westerly side of the development and along Mast Road in front of the development. The item was continued to November 12. It will not be a public hearing but there will be an opportunity for comments under the Public Comments time at the start of the agenda. The board asked the applicant to coordinate with John Parry, Forester and member of the Conservation Commission, on the design.

(over)

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.

The applicant presented a slide show of what is proposed. A public hearing was set for November 12. The board will also look at this item on the site walk on Sunday, November 2, at 1:00 pm (where the proposed plantings, above, will also be looked at). The applicant will take the board into a 2-bedroom apartment.

XVI. Other Business

The Planning Board (and other interested members of other Town boards) will meet at 6:00 pm. on Wednesday, December 3, in the Durham Public Library, for a training session with Sylvia Von Aulock, Exeter Town Planner, on Reading Plans.

XVII. Review of Minutes – July 9, 2014 and July 23, 2014

The minutes were not reviewed.

XVIII. Adjournment