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Town Planner Recommendations
DURHAM PLANNING BOARD
Wednesday, October 22, 2014

- 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.

➤ See separate write up

- 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.

➤ I understand that the preliminary design submitted by the applicant with the parking lot in front and the buildings behind the lot set at angles was acceptable to the Planning Board at the October 8 meeting. If this approach is still acceptable after the public hearing then it makes sense to close the public hearing. The applicant would then prepare full engineered plans and submit them at his leisure for formal review.

- 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.

- See separate write up.

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

- If all is in order after the public hearing I recommend that the board endorse the draft and then set it aside pending completion of the other draft chapters in this round.

Please note the following:

- This was presented to the Planning Board on September 10, 2014. Nicole Benjamin-Ma, our consultant presented the plan. A number of comments were made, which have been incorporated, as appropriate, along with a few other outstanding items.
- The updated plan was included in the board's packet for the October 8 meeting. I understand that the board did not discuss the plan at that meeting.
- I believe that the chapter is ready for endorsement. In accordance with the board's policy, once it is endorsed, it will be set aside pending submission of the other half dozen chapters in this first round. Once all of the chapters have been endorsed the Planning Board will hold another public hearing on all of them, make final changes in all of the chapters as appropriate, and then adopt all of the chapters.
- Again, this chapter has followed a different path than the others. We obtained a \$12,000 grant from the NH Division of Historical Resources (matched by an \$8,000 contribution from the Town) to hire a separate consultant, Vanesse Hangin Brustlin. The chapter was developed by VHB under the direction of the Historic District Commission and endorsed by the HDC. The MPAC then reviewed the plan along with our main consultant, Strafford Regional Planning Commission. MPAC endorsed the plan. Along the way, comments from the HDC, MPAC, SRPC, other citizens including members of the Durham Historical Association, and the state have been incorporated, as appropriate. The plan is owned by the Planning Board though we do need to be mindful of the parameters set by the state.
- Our contract with VHB is completed so we have limited resources to make additional changes/embellishments. Happily, I believe that VHB has done an outstanding job preparing the chapter and incorporating myriad comments (some times conflicting) into the document.

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*

- Given this full agenda, the Planning Board chair thought it best to postpone this item. We will post a new notice for the public hearing on November 5.
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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

- The applicant is still working on several items and requested that this item be postponed.
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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.

- See separate write up.
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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.

- See separate write up.
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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.

- See separate write up.
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XVI. Other Business. Is it all right if we start the training session with Sylvia Von Aulock on Wednesday, December 3, 2014 at 6:00 pm rather than 7:00 pm?