



TOWN OF DURHAM

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Michael Behrendt, Town Planner
Victoria Parmele, Minute Taker

DURHAM PLANNING BOARD

Wednesday, November 5, 2014

Town Council Chambers

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. **Public Comments**
- VII. **Automobile Service Facility – 3 Dover Road.** Redevelopment of former Cumberland Farms property into facility with 4 service bays, an office and 12 parking spaces. James Mitchell, Tropic Star Development, applicant; Cumberland Farms, property owner; Barry Gier and Wayne Morrill, Jones & Beach, Design Engineers. Map 4, Lot 49. Courthouse Zoning District. Recommended action. Acceptance as complete and setting a public hearing for December 10.
- VIII. **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. Recommended action: Discussion and continuance to December 10.
- IX. **Madbury Commons – 17 & 21 Madbury Road.** Clarification on type of design sought for bridge to be built over Pettee Brook. The applicant has been meeting with an ad hoc committee to discuss various details of the designs for the approved project, including the new bridge. Direction is needed for whether the bridge should have a stone veneer or if a timber bridge might be acceptable. Approved site plan for multi-unit dwellings for 525 occupants, a new street, and commercial space. Golden Goose Properties, Barrett Bilotta, Ken Rubin, and Eamonn Healey, applicant. Recommended action: Direction for the committee

(over)

- X. ***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. *Recommended action:* Discussion and continuance to December 10.
- XI. **Other Business**
- XII. **Review of Minutes** – July 9, 2014 and July 23, 2014
- XIII. **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 12, 2014**