



TOWN OF DURHAM

8 Newmarket Rd

Durham, NH 03824-2898

603/868-8064

Michael Behrendt, Director of Planning and
Community Development

mbehrendt@ci.durham.nh.us

DURHAM PLANNING BOARD

Wednesday, October 14, 2015

Town Council Chambers

7:00 p.m.

AGENDA

Please see the notes at the end

Planning Board members

Andrew Corrow, *Chair*

William McGowan, *Vice Chair*

Richard Kelley

Kitty Marple, Town Council Rep.

Lorne Parnell

Steve Roberts

Peter Wolfe

Barbara Dill, Alternate

Jay Gooze, Council Alternate

Wayne Lewis, 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. **Reports from Board Members who serve on Other Committees**
- VII. **Recognition of the Master Plan Advisory Committee**
- VIII. **Public Comments**
- IX. **Review of Minutes (old): none**
- X. **Public Hearing - 1 Madbury Road/30 Main Street /Ballard Building – Sign Master Plan.**
Sign master plan for new mixed-use building. Mark Henderson, property owner. Map 4, Lot 1-0. Central Business District. Recommended action: Final action
- XI. **Public Hearing - Harmony Homes - Eldercare Facility.** Durham Business Park off Route 4. Site plan and conditional use for an eldercare (assisted-living) facility with 3 single-story buildings with parking and associated improvements. The conditional use is for activity within the Wetland and Shoreland Overlay Districts and for an elderly single family on site. John Randolph, Harmony Homes, applicant; Eric Chinburg, Grant Development, LLC, property owner; Mike Sievert, MJS Engineering, Engineer; Steve McHenry, Brandon Holben, and Mary Brake, McHenry Architecture, Architects. Tax Map 11, Lot 27-1 through 27-7. Durham Business Park Zone. Recommended action: Set special meeting for November 4 and continue to then.
- XII. **4 Griffiths Drive – Nitrogen-Containment Project.** Conditional use to implement a new passive technology on a single-family lot under a grant-funded pilot project. Installation of a permeable reactive barrier to prevent nitrogen from septic systems migrating to watersheds. The activity will occur within the Wetland and Shoreland Overlay Districts. Danna Truslow, Truslow Resource Consulting, consultant; Jessa Doleac, property owner. Map 14, Lot 1-2. Rural Zoning District. Recommended action: Discussion and continue to public hearing on November 18.
- XIII. **Edgewood Road and Emerson Road Subdivision.** 4-lot subdivision, boundary line adjustment and conditional use (for a wetland crossing, a road widening, and construction of a shared driveway in the Wetland Conservation Overlay District). Jack Farrell, applicant. County Line Holdings, LLC and Mark Morong 1991 Trust, owners. David Vincent, surveyor. Neil Raposa, Civil Consultants, Engineer. Map 1, Lot 15-0. Residence A Zoning District. Recommended action: Discussion and continue to public hearing on November 18.

(over)

- XIV. **Perley Lane Amendment.** Proposed amendment to landscaping and hardscape plan for site plan for existing residential development and conditional use for activity within the Wetland and Shoreland Overlay Districts. Joseph Caldarola, Perley Lane LLC Manager. Map 1, Lot 16-22 and 16-23. Residence A Zoning District. *Recommended action:* Set date for site walk and set public hearing for November 18.
- XV. **Proposed changes to newly-adopted Site Plan Regulations.** The Planning Board adopted an entirely new set of Site Plan Regulations on September 9. At this meeting, the board will review the numerous public comments made in recent months about these new regulations (prior to their adoption) and other prospective changes to the new regulations. Once the board has a revised document, it will be presented for a public hearing. *Recommended action:* Continue review of document.
- XVI. **Other Business:**
- A. **257 Newmarket Road – Underground Electric.** Request for modification and waiver to place electric utilities above ground due to ledge. Approved site plan for two multi-unit buildings. Chris Meyer, developer. Map 18, Lot 3-2.
- B. **49 Main Street/Pauly’s Pockets – Changes to plan.** Request for modification to approved mixed-use project to: 1) eliminate corner steps and install a railing; and 2) eliminate decorative diamonds on the Main Street façade. Paul Eja, developer; Mike Sievert, Engineer. Map 5, Lot 1-2.

XVII. **Review of Minutes** (new): September 9, 2015, September 23, 2015

XVIII. Adjournment

Please note:

- 1) **Public hearings and public comments.** *The public is welcome to speak at all public hearings and during the Public Comments time.* However, the Planning Board will not accept input on agenda items that are not public hearings (except at its discretion on a case-by-case basis) nor on matters for which the public hearing has been closed. Written or emailed comments should be sent to Michael Behrendt, Town Planner, at mbehrendt@ci.durham.nh.us or at the address above.
- 2) **Submission of information.** Emails and letters received from the public that pertain to current Planning Board matters (except when the public hearing has been closed) are: a) emailed to the Planning Board; b) mailed to the board members if received by the Thursday prior to the meeting, or placed on the table the evening of the meeting, if received later; and c) posted on the Town's website.

Any email, letter, document, or other information that is pertinent to a decision which the Planning Board is expected to make at the upcoming Wednesday meeting, must be received in the Planning Office by the prior Monday at 5:00 p.m. or the board will consider the submitted material only at its discretion (This limitation does not apply to comments made at the actual public hearing).
- 3) **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 Town's website on the Friday prior to the meeting - <http://www.ci.durham.nh.us/>. To see background documents related to specific agenda items, look at the agenda on the website and then click on any green **highlighted** items.
- 4) **Contacting us.** Contact the Planning Department with questions or comments about any planning-related matters. Call (603) 868-8064 or email Michael Behrendt, above, or Karen Edwards, Administrative Assistant, at kedwards@ci.durham.nh.us
- 5) **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.
- 6) **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.
- 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 18, 2015**. A Planning Board workshop will be held on October 28, 2015.