



## 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](mailto:mbehrendt@ci.durham.nh.us)

### **\*RECAP\***

#### **DURHAM PLANNING BOARD**

**Wednesday, October 14, 2015**

**Town Council Chambers**

**7:00 p.m.**

#### **AGENDA**

#### 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

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Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

#### **VII. Recognition of the Master Plan Advisory Committee**

**Andrew Corrow and the Planning Board recognized the MPAC for its service.**

#### **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

**The sign master plan was approved.**

#### **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.

**There were no comments at the public hearing. The Planning Board set up a special meeting on November 4 to continue the review. The public hearing is still open.**

#### **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.

**The project was presented and the public hearing was set for November 18. A site walk was scheduled for November 13 at 2:00 pm.**

#### **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.

**The applicant presented updated plans for the project. The public hearing (new one) was set for November 18.**

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.

**The proposed amendment was presented and discussed. A site walk was set for October 30 at 2:00 pm and the public hearing was set 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.

**This was not discussed. It will be the main item discussed at the October 28 workshop.**

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.

**This modification was approved with conditions. Above ground electric was approved all the way to the new buildings due to the presence of ledge.**

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.

**This modification was approved with conditions.**

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

**The minutes were approved as amended.**

XVIII. **Adjournment**