



TOWN OF DURHAM

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Michael Behrendt, Director of Planning and

Community Development

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DURHAM PLANNING BOARD

Wednesday, June 24, 2015

Town Council Chambers

7:00 p.m.

AGENDA

Please see the notes at the end

Planning Board members

Andrew Corrow, *Chair*

Peter Wolfe,

Richard Kelley

William McGowan

Lorne Parnell

Julian Smith, Town Council Rep.

Wayne Lewis, Alternate

Barbara Dill, Alternate

Kitty Marple, Council Alternate

Linda Tatarczuch, 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. **Public Comments**
- VIII. **Review of Minutes (Old):** February 25, 2015
- IX. **Public Hearing - Edgewood Road and Emerson Road Subdivision.** 4-lot subdivision and 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. Map 1, Lot 15-0. Residence A Zoning District. Recommended action: Discussion and continuation.
- X. **Public Hearing - Mill Plaza Redevelopment.** Design Review (preliminary application) for significant redevelopment of Mill Plaza Shopping Center site including commercial space (existing and new), an addition to the existing Durham Marketplace building, new buildings, 442 beds in new residential buildings, greenspaces and plazas, and change in the layout and number of parking spaces. Colonial Durham Associates, LP, c/o John Pinto, owner. Sean McCauley, representative. Joseph Persechino, Tighe & Bond, Design Engineer. Adam Wagner, DeStefano Architects, Architect. Tax Map 5, Lot 1-1. Central Business Zoning District. Recommended action: Tabling (See recommendations).
- XI. **Public Hearing - River's Edge Apartments – Merging of apartments.** 277 Main Street. Application regarding an approved site plan for a 48-unit multi-dwelling project with 114 occupants/beds. An amendment to the approval for all two-bedroom units and a conditional use – required to expand a nonconforming use - to consolidate two pairs of two-bedroom dwelling units into two four-bedroom dwelling units. Ralph Pavone c/o Rivers Edge LLC, property owner. Tax Map 9, Lot 8-2. Office Research/Light Industry Zoning District. Recommended action: Approval with conditions.
- XII. **Public Hearing - 15 Madbury Road – Conversion of Solarium.** A conditional use to expand a nonconforming use –slightly enlarging and closing in a glassed-in solarium. *Residence, single family* is not permitted in the Central Business District. GP Madbury 15, LLC, c/o Ken Rubin and Fred Kell, property owner; Mike Sievert, MJS Engineering, Design Engineer. Central Business District. Tax Map 2, Lot 12-5. Recommended action: Approval with conditions. (over)

- XIII. **Public Hearing - The Lodges – Addition of Beds and Landscaping.** 259 Mast Road. Application for amendments and conditional use to add 26 beds and landscaping and make other changes to the approved site plan for a 142 unit/460 bed housing development. A conditional use is needed to expand *residence, multi-unit*, a nonconforming use. Peak Campus Development, LLC, c/o Jonathon Barge and Jeff Githens, developer. Tax Map 13, Lot 6-1. Office Research Light Industry Zoning District. Recommended action: Approval with conditions.
- XIV. **Public Hearing – Draft Economic Development Chapter of the Master Plan.** The draft chapter has been endorsed by the Master Plan Advisory Committee. Recommended action: Incorporating any appropriate changes including those offered by the Economic Development Committee
- XV. **Madbury Commons – Design of Second Bridge.** 17 and 21 Madbury Road. Review of proposed design for second/smaller bridge for multi-use development for 525 residents, with office/retail and several public spaces. Golden Goose Properties, c/o Ken Rubin, Eamonn Healey, and Barrett Bilotta, applicant; Mike Sievert, MJS Engineering, Design Engineer. Tax Map 2, Lot 12-3. Central Business District. Recommended action: Approval with conditions.
- XVI. **Madbury Commons – Various Amendments.** 17 and 21 Madbury Road. Various amendments and/or modifications to the approved site plan for multi-use development for 525 residents, with office/retail and several public spaces. Golden Goose Properties, c/o Ken Rubin, Eamonn Healey, and Barrett Bilotta, applicant; Mike Sievert, MJS Engineering, Design Engineer. Tax Map 2, Lot 12-3. Central Business District. Recommended action: Set public hearing for July 8.
- XVII. **246 Packers Falls Road – 3-lot subdivision.** Informal pre-application discussion with Julian Smith, property owner. Proposed subdivision of 9.84-acre lot into one 1-1/2 to 2 acre lot containing the existing house and two conservation lots. Tax Map 14, Lot 13-1. Rural District. Recommended action: Discussion
- XVIII. **Election of Vice Chair and Secretary.** The new chair was elected on May 27.
- XIX. **Other Business**
- XX. **Review of Minutes (New):** March 11, 2015, March 25, 2015
- XXI. **Adjournment**

Please note:

- 1) Public hearings and public comments. *The public is welcome to speak at all public hearings.* The Planning Board will not accept public input on agenda items that are not public hearings nor on agenda items (including emails and letters) for which the public hearing has been closed.
- 2) Submission of information. When any specific document or information is pertinent to a decision which the Planning Board will make at the meeting, the board will consider any items that are not either included in the packet or emailed out on the prior Friday, only at its discretion.
- 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 Town'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 **July 8, 2015.**