



TOWN OF DURHAM

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Community Development

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****RECAP****

DURHAM PLANNING BOARD

Wednesday, June 10, 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** January 28, 2015, February 11, 2015, February 25, 2015

January 28 & February 11, 2015 Approved. February 25, 2015 postponed until June 24.

- 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 to June 24

Public Hearing was opened. Applicant was not able to attend. Public Hearing was continued until June 24.

- 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 continued review (See conditions in recommendations).

Public Hearing was continued to June 24 to finalize recommendations

- XI. **River's Edge Apartments – Amendment and Conditional use to combine 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: Discussion and setting a public hearing for June 24

Public Hearing was set for June 24

- XII. **15 Madbury Road – Conversion of porch.** A conditional use to expand a nonconforming use –slightly enlarging and closing in a glassed-in porch. *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: Discussion and setting a public hearing for June 24.

Public Hearing was set for June 24

- XIII. **The Lodges – Amendments and Conditional Use to add 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: Discussion and setting a public hearing for June 24

Public Hearing was set for June 24

- XIV. **Recreation Chapter of the Master Plan.** The draft has been revised pursuant to Planning Board direction on May 27 (The public hearing has been closed). Recommended action: Endorsement, if the revised draft is acceptable.

Accepted

- XV. **Automobile Service Facility – 3 Dover Road.** Redevelopment of former Cumberland Farms property into facility with 3 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: No action is needed.

****APPLICATION WITHDRAWN BY APPLICANT***

Withdrawn

- XVI. **Election of Vice Chair and Secretary.** The new chair was elected on May 27.

Postponed election of Vice Chair & Secretary to June 24

XVII. **Other Business**

XVIII. **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 **June 24, 2015.**