



## TOWN OF DURHAM

8 Newmarket Rd

Durham, NH 03824-2898

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Community Development

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### **DURHAM PLANNING BOARD**

**Wednesday, February 25, 2015**

**Town Council Chambers**

**7:00 p.m.**

### **AGENDA**

*\*Please see the notes at the end\**

#### Planning Board members

Peter Wolfe, *Chair*

Andrew Corrow, *Vice Chair*

David Williams, *Secretary*

Julian Smith, Town Council Rep.

William McGowan

Lorne Parnell

Richard Kelley

Wayne Lewis, *Alternate*

Kathy Bubar, 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. **Proposed revisions to the Energy Checklist.** Proposed by the Durham Energy Committee.  
*Recommended action:* Adoption of the form as is or with changes.
- IX. **Madbury Commons - 17 & 21 Madbury Road.** Modification of approved site plan to allow outside construction on Sundays. Multi-dwelling development for 525 residents, office/retail, and several public spaces. Golden Goose Properties, c/o Ken Rubin, Eamonn Healey, Barrett Bilotta, applicant. Tax Map 2, Lots 12-3 & 12-4. Central Business District. *Recommended action:* Approval with appropriate conditions.
- X. **257 Newmarket Road – Two New 3-Unit Buildings.** Site plan for construction of two multi-dwelling buildings with three two-bedroom units each. The site contains an existing student housing building. Christopher Meyer and Edward Marquardt, Seacoast OPM of Durham, owner; Matt Silva, coordinator; Dennis Quintal, engineer; Roscoe Blaisdell, surveyor; Nick Isaak, architect. Tax Map 18, Lot 3-2. Rural Zoning District. *Recommended action:* Final action
- XI. **Public Hearing - 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:* Continue discussion and public hearing.
- XII. **Public Hearing - Edgewood Road and Emerson Road Subdivision.** 4-lot subdivision and a boundary line adjustment. 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:* Continue discussion and public hearing
- XIII. **Public Hearing – Durham Police Firing Range – Stone Quarry Drive.** Construction of a new range at the Public Works Facility. The range will be used by the Durham Police Department only on a limited number of days per year. The intention is for the range to be used for a limited period of time while waiting for the proposed construction of a countrywide facility. Town of Durham, property owner. Town of Durham Police Department, c/o David Kurz, Police Chief, applicant. Map 11, Lot 12-0. Office & Research District. *Recommended action:* Close public hearing and provide comments (over)

- XIV. **Projects by the University of New Hampshire.** Review in accordance with RSA 674:54 - Governmental Land Uses. Presentation by Doug Bencks, UNH Campus Architect.  
**Recommended action:** Close public hearings and provide comments on each project to UNH.
- A. **Public Hearing - UNH - Outdoor Pool.** Site plan for new 14,355 square foot pool, bathhouse, and 14,000 square feet of social space on deck and lawn areas. Construction expected to begin in April.
  - B. **Public Hearing - UNH - Hamel Recreation Center.** Site plan for 2-story 65,000 square foot addition to existing 100,000 square foot facility.
  - C. **Public Hearing - UNH - Holloway Commons.** Site plan for 9,000 square foot addition increasing seating capacity in dining facility by 365 seats for a total of 1,225 seats.
- XV. **Durham Business Park – Proposed Zoning Amendment.** Proposed amendments to DBP Zoning District to:
- A. Change Elderly housing, single family; Elderly housing, duplex; and Elderly housing, multiunit from not permitted to allowed by conditional use;
  - B. Change Minimum Lot Area Per Dwelling Unit from NA (not applicable) to 35,000 square feet.
- XVI. **Other Business** - Discussion of density in Housing and Demographics Master Plan Chapter
- XVII. **Review of Minutes** October 22, 2015
- XVIII. **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](mailto:kedwards@ci.durham.nh.us) (Karen Edwards, Administrative Assistant) or [mbehrendt@ci.durham.nh.us](mailto: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 **March 11, 2015.**