



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, February 11, 2015

Town Council Chambers

7:00 p.m.

AGENDA

Please see the notes at the end

- VIII. **49 Main Street – Pauly’s Pockets.** Review of architectural designs for approved site plan for a three-story mixed-use building. Commercial on the first floor with 6 residential apartments on the upper 2 floors. Paul Eja, proprietor of Pauly’s Pockets, applicant; Michael Sievert, MJS Engineering, engineer; Clint Forrest, building designer; Shannon Alther, TMS Architects, architect. Tax Map 5, Lot 1-2. Central Business Zoning District. Recommended action: Approval of designs and details.

Approved.

- IX. **Historic Resources Master Plan Chapter.** Review of new chapter prepared by Historic Resources Committee appointed by the Planning Board. Recommended action: Offer any comments and send on to MPAC.

A few minor comments made. Sent on to MPAC for further review.

- X. **Public Hearing - Great Bay Animal Hospital - Boundary Line Adjustment.** Application to adjust the lot lines between 2 existing lots to place the house on its own lot and the kennel, veterinary hospital, and dog day care facility on one lot. Dr. James McKiernan, Great Bay Animal Hospital, property owner and applicant; Kevin McEneaney, Surveyor; Mike Sievert, MJS Engineering, agent. Map 6, Lots 11-7 and 11-8. Residence C Zoning District. Recommended action: Final action.

Approved.

- XI. **Public Hearing - 10 Pettee Brook – Sign Master Plan.** Application for a sign master plan for a mixed-use building. Dennis Kostis, Ionian Properties, property owner and applicant; Mike Leary, Sundance Sign Company, designer. Map 2, Lot 12-11. Central Business Zoning District. Recommended action: Final action if all is in order.

Approved.

- XII. **Public Hearing - 50 Newmarket Road – Mill Pond Center Property.** Design review (preliminary application) for a 2-lot subdivision. *Note that the application has changed from a 3-lot to a 2-lot subdivision. Seacoast Repertory Theatre, property owner; Matt Faginger-Auer for Doucet Survey, Surveyor. Tax Map 6, Lot 9-8. Residence B Zoning District. Recommended action: Close design review unless substantial concerns remain.

The design review was closed. The applicant will submit a formal application when it is ready.

XIII. **Public Hearing - 257 Newmarket Road – Two New 3-Unit Buildings**. Application for construction of two multi-dwelling buildings with three two-bedroom units each. The site contains an existing student housing building. A variance was granted in 2009 for the additional units – for a maximum of 15 occupants in the existing building and 24 occupants in the new buildings. 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:* Continue to February 25 or March 11.

The public hearing was closed. Continued to February 25 for prospective final action.

XIV. **Public Hearing - Eldercare Facility – Durham Business Park**. Design Review (preliminary application) for an eldercare facility with a total of 116 dwelling units situated in three large buildings and 14 cottage and duplex units. Grant Development, LLC, c/o Eric Chinburg, property owner and developer. Mike Sievert, MJS Engineering, Engineer. Tax Map 11-27-1 through 11-27-7. Durham Business Park Zoning District. *Recommended action.* Discussion and continue design review and public hearing to March 11

There were numerous public comments, including debate over whether the proposal meets the definition of Eldercare Facility. There was some discussion about possibly initiating a zoning amendment. Preliminary design review continued to March 11. The public hearing remains open.

XV. **Public Hearing – Site Plan Regulations**. The Durham Site Plan Regulations have been overhauled with a new draft including Part I – General Provisions, Part II – Site Plan Review Process, and Part III – Development Standards. *Recommended action:* Postponement due to busy agenda.

A. Part I – The board okayed this part earlier

B. Part II - Review and finalize proposed changes

Not taken up due to full agenda.

XVI. **Other Business** – Discussion of density in Housing and Demographics Master Plan Chapter

Not taken up due to full agenda.

The board denied a request from Madbury Commons to work on the next two Sundays. A request for a modification to allow work on Sundays will be discussed at an upcoming meeting.

XVII. **Review of Minutes** - October 22, 2014

Not taken up due to late hour.