



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, January 14, 2015

Town Council Chambers

7:00 p.m.

AGENDA

Please see the notes at the end

Reports from Board Members who serve on Other Committees

The board added this item as a regular agenda item

Public Comments

- VIII. Public Hearing - Edgewood Road and Emerson Road Subdivision.** 4-lot subdivision & boundary line adjustment. *The applicant is requesting the application be changed to a 2-lot subdivision.* Jack Farrell, applicant. County Line Holdings, LLC and Mark Morong, owners. David Vincent, surveyor. Map 1, Lot 15-0. **Recommended action:** Postponed to January 28. The applicant agreed to the postponement due to the full agenda.

Postponed to January 28. The applicant has changed the application from a 4-lot to a 2-lot subdivision. The new lot will still take access from the Class 6 portion of Edgewood Road.

- IX. Public Hearing - 50 Newmarket Road – Mill Pond Center Property.** Design review (preliminary application) for a 3-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 or continue to another meeting if significant issues remain.

Postponed to February 11. Test pits showed that only 1 new lot, along Newmarket Road can be accommodated, so the application is changing from a 3-lot to a 2-lot subdivision.

- X. 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:** Discussion and continuation of public hearing.

Continued to February 11. The public hearing was closed. If all is in order the board might take final action that evening.

- XI. Public Hearing - Automobile Service Facility – 3 Dover Road.** Redevelopment of former Cumberland Farms property into facility with 4 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** Discussion and continuation of public hearing.

Project and public hearing continued to February 25. Concerns expressed by attorney for the Holiday Inn and others about smallness of site, circulation through the site, and impacts on the hotel. The board asked for a traffic study.

- XII. **Public Hearing – Mill Plaza Redevelopment.** Design Review (preliminary application) for significant redevelopment of Mill Plaza Shopping Center site including 89,400 square feet of commercial space (existing and new), an addition to the existing Durham Marketplace building, five new buildings, 185,750 square feet of residential space, 442 beds, greenspaces and plazas, and 168 parking spaces (there are 345 existing 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:* Discussion and continuation of design review and public hearing.

An updated plan was presented. Several people spoke during the hearing. Some sense that the design is significantly improved but much concern about the housing component. Concerns expressed also about limited amount of parking and environmental impacts. The housing does not meet the zoning requirements but the applicant said they will likely appeal the determinations about zoning, and might build to the 600 habitable square foot requirement if necessary. The board deliberated closing the design review but decided to keep it open but give the applicant some time to address the housing issue and other issues. The design review and public hearing was continued to April 8.

- XIII. **The Lodges – Mast Road.** An amendment to the approved site plan for 142 unit/460 bed housing development. Peak Campus Development, LLC, c/o Jeff Githens and Jonathon Barge, developer. Tax Map 13, Lots 6-1, 10-0, 3-0 UNH and 4-0 UNH. Office Research Light Industry Zoning District. *Recommended action:* Set public hearing for January 28.
- A. A change in the site plan to add trees and landscaping
 - B. A change in the site plan to convert 13 parking spaces to 4 spaces and add landscaping
 - C. A conditional use to expand a nonconforming use by increasing the number of beds, including an allowance to provide less than 1 parking space per occupant
- *WITHDRAWN BY THE APPLICANT** – January 14

Withdrawn/tabled, as the applicant questions whether it will be able to come to mutually acceptable terms with the Town. The applicant kept open the possibility of coming back to the board at another date.

- XIV. **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 if/as time allows. The public hearing is set for February 11.

No time to discuss. The board appointed Peter Wolfe to serve on the design committee established by private covenant by the Town when the property was sold. The public hearing will be February 11.

- XV. **Other Business – Discussion of Master Plan status**

No other business was discussed due to the late hour.

- XVI. **Review of Minutes** – May 28, 2014, August 13, 2014, September 10, 2014, September 17, 2014, October 8, 2014

Not reviewed due to the late hour.

- XVII. **Adjournment**