



## TOWN OF DURHAM

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### **DURHAM PLANNING BOARD**

**Wednesday, January 14, 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

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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. ***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.
- 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.
- 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.
- 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.

*(over)*

- 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.
- 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
- 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.
- XV. **Other Business – Discussion of Master Plan status**
- XVI. **Review of Minutes** – May 28, 2014, August 13, 2014, September 10, 2014, September 17, 2014, October 8, 2014

XVII. **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 **January 28, 2015.**