



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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DURHAM PLANNING BOARD

Wednesday, June 14, 2017

Town Council Chambers

7:00 p.m.

AGENDA

Please see the notes at the end

Planning Board members

Paul Rasmussen, *Chair*

Barbara Dill, *Vice Chair*

Bob Brown, *Secretary*

Andrew Corrow

Jim Lawson, Town Council Rep.

William McGowan

Lorne Parnell

Wayne Lewis, Alternate

Nathaniel Morneau, Alternate

Carden Welsh, Council Alternate

Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

- I. **Call to Order**
- II. **Roll Call and Seating of Alternates**
- III. **Town Planner's Report**
- IV. **Reports from Board Members who serve on Other Committees**
- V. **Public Comments**
- VI. **Review of Minutes (old):**
- VII. **Presentation on Fire Department.** Presentation by Corey Landry, Durham Fire Chief, on operation of Fire Department and fire issues related to the planning process.
- VIII. **Public Hearing - Mill Plaza Redevelopment.** 7 Mill Road. Design Review (preliminary application). Site plan and conditional use for the redevelopment of this 10-acre site. The project involves demolition of the rear commercial building; construction of new mixed-use buildings; new garage parking spaces; residential space for 330 occupants; new public spaces; and other site changes. Colonial Durham Associates, LP, property owner. Sean McCauley, agent. Joe Persechino, Tighe & Bond, engineer. Steve Cecil and Emily Innes, Harriman, site planner. Ari Pollack, attorney. Central Business District. Map 5, Lot 1-1. **Recommended action:** Public hearing, discussion, and closing design review.
- IX. **Public Hearing - Riverwoods Continuing Care Retirement Community (CCRC) – Stone Quarry Drive.** Preliminary (design review) site plan and lot line adjustment application for CCRC to be located on a vacant 11.3-acre site in the northeast quadrant of the junction of Route 108 and Route 4 (one lot in from Route 108). The 315,815 square foot building, with a 95,141 square foot footprint, will contain 150 independent living apartments, 24 assisted-living apartments, 24 memory-care units, and 24 skilled-nursing units. The 57+/- foot-high building will range from 2 to 5 stories. There will be 107 enclosed and 172 outside parking spaces. The proposal includes a lot line adjustment with the adjacent lot – 8-0. Applicant - The RiverWoods Group, c/o Justine Vogel, CEO. Property owner - Rockingham Properties, c/o Dave Garvey, partner. Engineer – Jeff Clifford, Altus Engineering. Landscape architect – Robbi Woodburn. Attorney – Sharon Cuddy Somers, DT&C. Map 11, Lot 8-1 through 8-15. Office Research District. **Recommended action:** Continue or close design review.

(over)

- X. **Riverwoods CCRC – Conversion of Barn to Market Center.** Site plan and conditional use, related to the Riverwoods CCRC (See IX., above), to convert the existing barn and a portion of the existing house on the adjacent lot to a marketing center, reconfigure parking, and make other site changes. Conditional use for utilities, pavement, and minor structures in wetland buffer. Applicant - The RiverWoods Group, c/o Justine Vogel, CEO. Property owner - Rockingham Properties 1, c/o Dave Garvey, partner. Engineer – Jeff Clifford, Altus Engineering. Architect - Alyssa Murphy, Manypenny Murphy Architecture. Attorney – Sharon Cuddy Somers, DT&C. Map 11, Lot 8-0. Office Research District. **Recommended action:** Set public hearing for June 28.
- XI. **Other Business:** Request for extension on completing the conditions of approval for the Boundary Line Adjustment for 90 Bennett Road, Map 14, Lot 34-1. Lori and Steve Lamb, property owners.
- XII. **Review of Minutes** (new): None
- XIII. **Adjournment**

Please note:

- 1) **Public hearings and public comments.** *The public is welcome to speak at all public hearings and during the Public Comments time.* However, the Planning Board will not accept comments on agenda items that are not public hearings (except at its discretion on a case-by-case basis) nor on matters for which the public hearing has been closed. Written or emailed comments should be sent to Michael Behrendt, Town Planner, at mbehrendt@ci.durham.nh.us or at the address above.
- 2) **Submission of information.** Emails and letters received from the public that pertain to current Planning Board matters (except when the public hearing has been closed) are: a) emailed to the Planning Board; b) mailed to the board members if received by the Thursday prior to the meeting, or placed on the table the evening of the meeting, if received later; and c) posted on the Town's website.

Any email, letter, document, or other information that is pertinent to a decision which the Planning Board is expected to make at the upcoming Wednesday meeting, must be received in the Planning Office by the prior Monday at 5:00 p.m. or the board will consider the submitted material only at its discretion (This limitation does not apply to comments made at the actual public hearing).
- 3) **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 - <http://www.ci.durham.nh.us/>. To see background documents related to specific agenda items, look at the agenda on the website and then click on any green **highlighted** items.
- 4) **Contacting us.** Contact the Planning Department with questions or comments about any planning-related matters. Call (603) 868-8064 or email Michael Behrendt, above, or Karen Edwards, Administrative Assistant, at kedwards@ci.durham.nh.us
- 5) **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.
- 6) **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.
- 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 28, 2017.**