



## TOWN OF DURHAM

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### **\*RECAP\***

## **DURHAM PLANNING BOARD**

**Wednesday, June 14, 2017**

### **AGENDA**

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 Morneault, Alternate  
Carden Welsh, Council Alternate  
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Michael Behrendt, Town Planner  
Victoria Parmele, Minute Taker

#### **I. Call to Order**

- 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.

#### **Corey Landry presented to the Planning Board and the public.**

- 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.

**Todd Selig and architect Patricia Sherman (leader in development of 2008 Mill Plaza study) explained that the applicant met with Town staff over several months to explore ways to improve the design. The updated plans are now being brought back to the Planning Board. Emily Innes, site planner, presented updated plans. Many citizens spoke about the overall project and the updated plans in the public hearing. Planning Board members shared comments and then the board closed the preliminary review. The applicant will now submit a formal application when they are ready.**

- 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.

**The applicant presented the project. One citizen spoke at the public hearing, urging that the views of the project be protected along the town's gateways. There were a few comments by Planning Board members and then the board closed the preliminary review. The applicant said they plan to submit the formal application on July 19 (for the August 9 meeting).**

- 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.

**The Planning Board accepted the application as complete and set the public hearing for July 12.**

- 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.

**The extension was approved. There was no other business.**

- XII. **Review of Minutes** (new): None

- XIII. **Adjournment**