



TOWN OF DURHAM

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Michael Behrendt, Durham Town Planner

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DURHAM PLANNING BOARD

Wednesday, September 13, 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 Morneault, 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): None**
- VII. **8 Ryan Way – 2-lot Subdivision.** Proposed subdivision to re-establish 2 lots that were combined by the owner. Tracey Thompson McGonagle, property owner. Jason Pohopek, surveyor. Map 6, Lot 2-12. Residence B District. Recommended action: Acceptance if additional information is submitted, scheduling of site walk, and scheduling of public hearing for September 27.
- VIII. **Public Hearing - Riverwoods Continuing Care Retirement Community (CCRC) – Stone Quarry Drive.** Site plan, lot line adjustment, and conditional use 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 project will contain independent 150 living apartments, 24 assisted-living apartments, 24 memory-care units, and 24 skilled-nursing units. 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: Discussion, public hearing, and continuation to September 27 meeting.
- IX. **Capital Improvements Program.** Discussion of draft CIP with Todd Selig, Town Administrator, and Gail Jablonski, Business Manager. Recommended action: Provide recommendations on the draft CIP
- X. **Solar Arrays as an Accessory Use.** Discussion about preparation of a new ordinance to address installation of solar arrays as an accessory use.
- XI. **Other Business:**
- XII. **Review of Minutes (new): June 14, 2017 June 28, 2017**
- XIII. **Adjournment**

(over)

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 **September 27, 2017.**