



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, September 13, 2017

AGENDA

Planning Board members Paul Rasmussen, <i>Chair</i> Barbara Dill, <i>Vice Chair</i> Bob Brown, <i>Secretary</i> 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
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I. **Call to Order**

- 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.

The application was accepted as complete. A site walk was scheduled for September 20 at 4:00 pm. A public hearing was scheduled 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.

The applicant presented the traffic plan and engineering details. Numerous aspects of the project were discussed. The Planning Board changed the board’s workshop from October 25 to November 8 to accommodate potential final action on the project in October 25, if all is in order. The public hearing was continued to September 27. The applicant expects to be able to respond to numerous issues that have been raised at that meeting.

- IX. **Capital Improvements Program**. Discussion of draft CIP with Todd Selig, Town Administrator, and Gail Jablonski, Business Manager.

The Planning Board discussed the CIP with Todd Selig and Gail Jablonski. The board did not make any specific recommendations beyond comments by individual board members.

- X. **Solar Arrays as an Accessory Use**. Discussion about preparation of a new ordinance to address installation of solar arrays as an accessory use.

Postponed to September 27 due to the late hour.

- XII. **Review of Minutes** (new): June 14, 2017 June 28, 2017

Postponed to September 27.

- XIII. **Adjournment**