



TOWN OF DURHAM

8 Newmarket Rd

Durham, NH 03824-2898

603/868-8064

Michael Behrendt, Durham Town Planner

mbehrendt@ci.durham.nh.us

Planning Board members

Paul Rasmussen, *Chair*

Barbara Dill, *Vice Chair*

Bob Brown, *Secretary*

Jim Lawson, Town Council Rep.

William McGowan

Lorne Parnell

Nathaniel Morneault, Alternate

Carden Welsh, Council Alternate

Michael Behrendt, Town Planner

Victoria Parmele, Minute Taker

DURHAM PLANNING BOARD

Wednesday, December 13, 2017

Town Council Chambers

7:00 p.m.

AGENDA

Please see the notes at the end

- I. **Call to Order**
- II. **Roll Call and Seating of Alternates**
- III. **Approval of Agenda**
- IV. **Town Planner's Report**
- V. **Reports from Board Members who serve on Other Committees**
- VI. **Public Comments**
- VII. **Review of Minutes** (old): September 27, 2017
- VIII. **Public Hearing - Future Land Use Chapter**. The Durham Land Use Committee, working with Strafford Regional Planning Commission (SRPC), has developed a draft Future Land Use Chapter of the Master Plan. The Planning Board revised the draft at the workshop on November 8. Presented by SRPC's James Burdin, Regional Economic Development Planner, and Cynthia Copeland, Executive Director. The Planning Board adopted ten other chapters of the Master Plan in 2015. Recommended action: Discussion and continuation to January 10.
- IX. **14 Oyster River Road**. Conditional use for landscaping and site work for single-family residence within the Shoreland Protection Overlay District. Applicant – Elizabeth and William Stine. Owner – David Robert Ransome. Landscape Architect – Terrence Parker, Terra Firm Landscape Architecture. Map 6, Lot 4-28. Residence A District. Recommended action: Setting a site walk and scheduling the public hearing for January 10.
- X. **Public Hearing - 5-7 Jenkins Court and 60 Main Street**. Preliminary (design review) application for redevelopment of 5-7 Jenkins Court into 3-story building with retail, office, residential, and parking garage & addition of roof deck and third floor to 60 Main Street (Town and Campus Building). 60 Main R.E. LLC, c/o Pete Murphy, property owner. Mike Sievert, MJS Engineering, design engineer. Nick Isaak, architect. Map 2, Lot 14-4. Central Business District. Recommended action: Closing design review.
- XI. **Public Hearing - Great Bay Animal Hospital**. 31 Newmarket Road. Conditional use and site plan for 555 square foot addition to the kennel, new parking lot, and relocation of shed. Great Bay Animal Hospital, LLC, c/o James McKiernan, property owner. Mike Sievert, MJS Engineering, design engineer. Bill Schoonmaker, architect. Map 6, Lot 11-8. Residence Coastal District. Recommended action: Final action.

(over)

- XII. **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 150 independent-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. Architect – AG Architecture (Milwaukee). Attorney – Sharon Cuddy Somers, DT&C. Map 11, Lots 8-1 through 8-15. Office Research District. **Recommended action:** Review of draft notice of decision and continuation to January 10.
- XIII. **Other Business:**
- XIV. **Review of Minutes** (new): July 12, 2017
- XV. **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 **January 10, 2018.**