



## TOWN OF DURHAM

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

## **DURHAM PLANNING BOARD**

**Wednesday, December 13, 2017**

### **AGENDA**

#### Planning Board members

Paul Rasmussen, *Chair*  
Barbara Dill, *Vice Chair*  
Bob Brown, *Secretary*  
Jim Lawson, Town Council Rep.  
William McGowan  
Lorne Parnell  
Nathaniel Morneau, Alternate  
Carden Welsh, Council Alternate

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Michael Behrendt, Town Planner  
Victoria Parmele, Minute Taker

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

#### **VII. Review of Minutes (old): September 27, 2017**

**Approved**

#### **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.

**A number of comments were made on the draft. The review and public hearing were continued to January 10. Strafford Regional Planning Commission will revise the document for the meeting.**

#### **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. Map 6, Lot 4-28. Residence A District.

**The public hearing was set for January 10. A site walk, open to the public, was scheduled for January 10 at 3:00 pm.**

#### **X. Public Hearing - 5-7 Jenkins Court and 60 Main Street.** Preliminary (design review) application for redevelopment of 5-7 Jenkins Court into 4-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.

**Revised floor plans and building elevations were shown to the board. The design review process was closed. The applicant will submit a formal application when they are ready.**

#### **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.

**Approved.**

#### **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.

**The board reviewed a draft notice of decision. The review and hearing were continued to Jan. 10.**

#### **XIII. Other Business:**

#### **XIV. Review of Minutes (new): July 12, 2017 **Not reviewed****

#### **XV. Adjournment**