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Town Planner's Recommendation
Wednesday, December 4, 2013

- IX. **Mast Road.** Approved site plan under construction for 142-unit/460 bed apartment-style housing development. **Peak Campus Development,** LLC. Office Research/Light Industry Zoning District.
- A. ***Public Hearing*** - Cutting of trees along the multi-use path and possible remedies and review of proposed **Planting Mitigation Plan.** *Recommended action:* Final action.
- If all is in order, including any observations at the site walk, I recommend approval of the planting plan with the following conditions. This incorporates comments from John Parry, below:
- 1) The plan is approved as submitted with the following modifications/clarifications.
 - 2) Increase the caliper of the 3 maple species to 2" [This is the minimum caliper in the Zoning Ordinance for shade trees.]
 - 3) Change Public Works Requirements #3 on the Plan to be approximately 5 feet on each side of the path.
 - 4) There will be prolific sprouting in the area outside of the loamed/seeded strips. This sprouting can help revegetate area, but it must be managed. A qualified person shall select desirable sprouts and saplings to keep, and by hand remove other undesirable vegetation and invasive species. This is to be done approximately June - July, 2014 and 2015. Peak shall provide reports, as appropriate, to the chair of the Durham Conservation Commission (with copies to the Director of Public Works and Town Planner) about how this will be done and after it will be done.
 - 5) Protection techniques for all existing large trees should be stated and executed prior to the start of construction on the path. Provide a plan for protecting trees to the chair of the Durham Conservation Commission with copies to the Director of Public Works and the Town Planner. The plan should include procedures for the protection of root systems on these trees (such as root pruning, limiting disturbance/compaction of soil, erecting a fence/barrier to keep equipment off root system).
 - 6) Provide a plan to the chair of the Durham Conservation Commission, with copies to the Director of Public Works and the Town Planner, for the protection of other existing trees (Forest Service trees), as construction will pass very closely to these

trees. The plan may include erecting fencing, root pruning with air spade, pruning of some conflicting branches would be beneficial (Forest Service staff can do branch pruning with notification of starting date).

Please note the following:

- The Planning Board is holding a site walk on the path on Wednesday, December 4 at 3:15 p.m.
- At its meeting on November 13, the Planning Board authorized the applicant to begin doing limited preparation work and clean up along the path.
- An updated planting plan and plan for the path are enclosed.
- The planting plan shows 26 new trees - Sugar Maple, Red Maple, Hedge Maple, Serviceberry, White Spruce, and Austrian Pine.
- The 7 maple trees should be at least 2' caliper rather than 1-1/2" caliper (as required in the Zoning Ordinance for shade trees; the others are not shade trees).
- Mike Lynch, Durham Director of Public Works and Tree Warden sent me this email:

Hi Michael,

Please allow this e-mail to serve as my written comments regard the "Peak" Multi-use path.

Although this project hit a couple of speed bumps initially, the communication and involvement of the owner/and representatives quickly changed direction, and I have experienced a smooth and professional relationship with the Peak staff.

Jonathon Barge has been extremely helpful and we have met on several occasions to review/discuss ways to improve this very unique walking, running and biking pathway. Once complete this pathway will provide a handsome and functional component for moving folks safely around the west end of town.

My involvement to date has included multiple site walks, phone conversations and e-mails with You, Steve Pesci, John Parry, Joe Persechino Jonathon Barge, David Price (NHDES) and Scott Cameron (Cameron's Landscaping).

I also reviewed and made several comments, which today are included in the new (revised) plan going before the Planning Board on December 4th.

I fully support this new plan and look forward to walking the completed project summer 2014.

Thanks for the opportunity to comment,

Mike

- John Parry, Chair of the Durham Conservation Commission sent me this email:

Comments on Peak Path Plans from John Parry

1. *Under Public Works Requirements - #3. I believe Mike Lynch meant to include "approx. 5 feet on each side of path to be loamed and seeded"...*

2. *There will be prolific sprouting in area (outside of loamed/seeded strips). This sprouting can help revegetate area, but must be managed. Recommend that a qualified person select desirable sprouts and saplings to keep, and by hand remove other undesirable vegetation and invasive species (to be done approx. June - July, 2014 and 2015).*
3. *The planting plan looks acceptable to me.*
4. *Protection techniques for all existing large trees should be stated and done prior to start of construction. I believe a consulting arborist assessed large trees (mostly maples) around UNH house? Did arborist make any recommendations on protection of root systems on these (root pruning, limiting disturbance/compaction of soil, erecting fence/barrier to keep equipment off root system, etc.?).*
5. *How about description of specs for protection of other existing trees (Forest Service trees). Construction will pass very closely to these trees. Erecting fencing, root pruning with air spade, pruning of some conflicting branches would be beneficial (Forest Service staff can do branch pruning with notification of starting date).*

John Parry

- B. Proposal to locate **gas line** serving Peak project underneath the multi-use path and determination of appropriate review process. Recommended action: Direction on process
- If the gas line is to be installed under the path, what review process does the Planning Board wish to follow? Can this be reviewed and approved administratively?

Please note the following:

- The gas line ends at the intersection of Main Street/Old Concord Turnpike and Mast Road. To reach the development it will need to run down either Mast Road or the path.
- If it runs down the path it would be placed underneath the asphalt. This is pretty standard practice. As such, it should not have any effect on the landscaping along there.
- The approved site plan shows a gas line throughout the development commencing at the entrance to the development but not within Mast Road. However, it was expected that it would be extended down Mast Road up to this point.
- I think that to run it under the path would require an approved change. I don't see any concern with reviewing this administratively, with the Planning and Public Works Departments, but given concerns about the path I wanted to first bring this to the attention of the Planning Board.
- It is unclear right now whether it would run down Mast Road or down the path.