



**TOWN OF DURHAM**  
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***Town Planner's Recommendation***  
**Wednesday, January 22, 2014**

**VII. Public Hearing - 17 & 21 Madbury Road.** Formal site plan and conditional use application for "Madbury Commons," a complete redevelopment of multifamily site known as "The Greens" for **mixed use project** with student/multifamily housing for 126 residential units and approximately 490 beds, office/retail, and several public spaces. **Golden Goose Properties**, Barrett Bilotta, Ken Rubin, and Eamonn Healey (applicant); Rose Lawn Properties, Laura Gangwer (owner of 17 Madbury); GP Madbury 17, Barrett Bilotta (owner of 21 Madbury); Michael Sievert, MJS Engineering (engineer); Shannon Alther, TMS Architects; Robbi Woodburn, Landscape Architect. Tax Map 2, Lots 12-3 & 12-4. Central Business District. **Recommended action:** Discussion, determination of Development of Regional Impact, continue review and public hearing to January 29.

- I recommend discussion, determination if this is a Development of Regional Impact (DRI), if it is a DRI determination which date the hearing will be held, and continuance of the public hearing and project to January 29, 2014.

Please note the following:

- \*\*\* ***Please see my email about the Development of Regional Impact. The board will need to make a determination on January 22***
- \* The board will need to determine the maximum total number of beds/occupants
- \* We will update the board where the Tighe and Bond review stands
- \* We should try to set a tentative final schedule for reviews
- An updated set of plans is enclosed. I do not think that any additional revised plans will be needed prior to final action, except for incorporating specific details that might be pointed out by Tighe and Bond in its review. The recommended conditions below incorporate various items (which should be fairly straightforward) which should be okay to treat later on.
- The board should complete its review of the requested changes to the draft condition submitted by the applicant (sent in prior packet).
- Updated architectural renderings are enclosed. We will need to finalize the colors and materials. Fortunately, the applicant intends to use the conventionally preferred materials – Hardiboard, Azek, and the like (rather than vinyl).
- The board will need to include a vote to allow the project to exceed 30 feet to go up to 50 feet (per the Dimensional Table)

*(over)*

- The board will need to vote on the conditional use for the structures within the 25 foot Shoreland and 75 Wetland Overlay Zones. The DCC reviewed the application and did not have concerns but offered several recommendations.
- The board will need to approve the reduction in parking per Section 175-112 A.2. of the Zoning Ordinance
- I will get final comments from the Building, Fire, Police, and Public Works Departments.
- The applicant will be submitting: a) parking analysis, b) an updated fiscal analysis; c) final architectural renderings, including materials and colors; and d) floor plans. Are any other items outstanding?
- Is more information needed for the rehabilitation of the brook?
- Will solar panels definitely be installed? If not, should the applicant install the wiring to allow for future installation (as was done for the Peak clubhouse)?
- The applicant will be submitting a revised Fiscal Impact Report and requested that we disregard the one that was submitted.
- The applicant will provide precise numbers on dwelling units and bedroom sizes.