



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, February 28, 2018

- IX. **Harmony Homes – amendments.** Application for several amendments to approved site plan for completed building pertaining to landscaping/planting, trail, and screening. Harmony Homes Eldercare Facility, Route 4. John Randolph, applicant. Tax Map 11, Lot 27.

➤ I recommend that the board schedule a site walk and set a public hearing for March 14.

Please note the following:

- 1) **Project.** Harmony Homes is completed and has been operating for a number of months now. The Town has issued a temporary certificate of occupancy and will issue the permanent certificate of occupancy once a few final items are addressed (including the items that John Randolph has requested amendments for).
- 2) **Process.** It is up to the board to determine whether an application for a change from the approved plans is an amendment or a modification. An amendment is more significant in its potential impact and involves notices and a public hearing. There are neither notices nor public hearings for a modification.
- 3) **Amendments.** Mr. Randolph has requested four amendments. I have marked each amendment as A, B, C, and D and marked corresponding sheets from the site plan also as A, B, C, and D.
- 4) **Site walk.** I recommend the board hold a site walk to look at each of these items.
- 5) **Dogwoods.** Regarding the dogwood trees shown on the landscaping plan, I believe that these were required by NHDES as part of the wetland permit. I have asked for clarification about the requirement.
- 6) **Technical Review Group.** I forwarded the information to the Technical Review Group. If I receive any comments I will send them to the board.
- 7) **Utility and parking screening.** The landscaping plan shows plantings around two utility structures and the visitor parking along the entrance drive. Mr. Randolph said that he would install plants there in the spring but noted that the landscaping plan seems excessive. If the board has no objection, I would approve an administrative modification to reduce the plantings shown there.
- 8) **Background documents.** You can see all of the documents related to the approved project at this link: https://www.ci.durham.nh.us/boc_planning/durham-business-park-site-plan-and-conditional-use-permit. Please let me know if there is any additional information that would be useful in evaluating this request.