



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Amendment to Approved Project

Durham, New Hampshire

Project name **Riverwoods Durham**

Property Address **14 Stone Quarry Drive** Map and Lot # **11 / 8-1**

Type of project: Site Plan **X** ; Subdivision ____; Lot Line Adjustment ____; Other ____

Date of original Planning Board approval: **January 10, 2018**

Description of amendment: **Use of Adjacent Property As Laydown Area**

Reason for amendment: **Riverwoods would like to use a portion of an adjacent property as a temporary laydown area during construction on the Riverwoods parcel. This will allow for temporary storage of site work materials (pipe, manholes, steel), job site trailers and will reduce congestion on roadways.**

Name of applicant or agent filling out this form **Justine Vogel Riverwoods**

Applicant **Justine Vogel (Riverwoods) / David Garvey (property owner)**

Today's date **June 7, 2018**

Please note: Amendments are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans.

----- *Office use below* -----

Amendment approved ____ Amendment denied ____ Date of Planning Board action ____

Conditions _____

Signature: Sharon Cuddy Somers

Date: _____

Proposed Change to Approved Project

Request:

The Riverwoods project on Stone Quarry Drive requests a change to allow use of an adjacent field as a laydown and logistics area during construction.

Background:

The Stone Quarry Drive site is a compact site with limited room for laydown and storage during construction. The project will be a densely built design with a number of trailers, vehicles, and worker activity. The initial phase of the project (civil, foundations, underground structures) covers the bulk of the site and involves large items (sewer pipes, dirt, processed stone, gravels) that are best accomplished with ample room to work. The adjacent property is an open field with a large level area that would be ideal for storing materials/material until they are needed. The property owner has agreed to allow use of the land as described in this document.

Proposed Use of Field as a Laydown Area:

The field would be used as a laydown area and job site trailer location. The site contractor (Severino Construction) would provide a stabilized construction entrance onto Stone Quarry Drive with appropriate erosion control. Construction materials (pipe, manholes, etc.) would be stored neatly in the field to be available as needed. Prior to use of the field, the project will flag wetlands and establish areas to remain out of. After construction is complete, the site contractor would restore the field by removing all materials and regrading/replanting the field with natural grasses (current condition). Best practices will be used by the contractors to protect wetlands and to provide erosion control. Activity would be within the 75-foot wetland buffer surrounding a small swale area in the field and in the back side of the property.

Benefits of the Requested Change:

The use of the adjacent field would provide the following benefits -

1. **Reduced truck traffic at the Rt. 108 and Stone Quarry intersection** – by allowing the use of the laydown area, the site contractor will be able to stockpile materials that might otherwise have to be stored offsite. One of the significant impacts of this project is truck traffic during construction, the change will reduce the total number of truck trips. The reduced traffic will (1) mitigate the risk of traffic conflicts/congestion on a busy state highway, (2) reduce noise for the surrounding area, and (3) minimize the environmental footprint of the trucking.
2. **Stone Quarry Traffic** – The use of the field will allow us to move intermittent activity off Stone Quarry Drive. This will ensure that Stone Quarry is kept clear and in turn we can more quickly clear Rt. 108 when truck deliveries are turning onto Stone Quarry. Rt. 108 is a key thoroughfare and it is a town priority that it be kept flowing.

3. **Morning/Evening Rush Hour Traffic** – Rt. 108 is a busy road during rush hours. If we have use of the field as a laydown, we can more easily schedule advance deliveries to occur outside the busiest traffic times.
4. **Onsite Worker Safety** – Our project will have dedicated safety staff and programs and we strive to reduce safety risk at all times. By reducing site and road congestion, we believe that visibility will increase and workers will be more aware of their surroundings and safety risks.
5. **Improved Emergency Access** – Locating trailers and large bulky deliveries onto the field will improve access for fire trucks and ambulances around the building site.