



**TOWN OF DURHAM**  
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***Town Planner's Recommendation***  
**Wednesday, June 27 2018**

XIII. ***Public Hearing - Riverwoods Construction Plan***. Stone Quarry Drive. 1) Amendment to approved construction management plan as part of site plan for Riverwoods Continuing Care Retirement Facility and 2) Conditional use for activity within the wetland buffer to allow for construction staging on opposite lot on northeasterly corner of the intersection of Dover Road and Stone Quarry Drive - Map 11, Lot 8-16. Riverwoods Durham, applicant. Rockingham Properties, landowner.

➤ I recommend approval as stated below.

I think that the applicant has addressed all of the issues that have been raised, pending any final issues that might arise at the site walk scheduled for June 27 at 4:00 pm.

The Conservation Commission recommended approval with the condition that the top soil from the site be stockpiled off site and then reused on site. This is included in the applicant's updated plans.

I think that the applicant has addressed the 8 general conditional use criteria and the 4 specific criteria for activity within the Wetland Conservation Overlay District.

The TRG reviewed the plans on June 19 and there were no particular concerns. April Talon suggested adding a legend; this could be done if the board thinks the information is not sufficiently clear.

I recommend approval of the waiver request for activity within the 50 foot landscaping strip along Dover Road. I think this is reasonable given the constraints of the site, that the use is temporary, and that fencing will be installed to buffer the view. The Site Plan Regulations state:

*5.7.3 Landscaping strip. Along Route 4, Route 108, Route 155/Lee Road, Route 155A/Mast Road, and the Old Concord Turnpike, but not including any property located in the five core commercial zoning districts (C, CB, CC, CH, and PO), there shall be established a front landscaping strip 50 feet wide, extending onto the property from the front right of way/property line. The landscaping strip shall be laid out with an appropriate combination of trees, shrubs, hedges, planted berms, fences, brick or stone walls, and other landscaping elements, as determined by the Planning Board. Where the landscaping area will be wider than 50 feet the appropriate landscaping may be spaced across the wider area.*

The updated plan labeled C-7.0 incorporates the conditions that have been discussed.

(over)

**\*Draft\***  
**NOTICE OF DECISION**

**Project Name:** Riverwoods – amendment of approved site plan and construction management plan and conditional use to use lot for a construction laydown area.

**Action Taken:** APPROVAL

**Address:** Stone Quarry Drive

**Applicant:** Riverwoods Durham

**Engineer:** Jeff Clifford

**Property Owner:** Rockingham Properties

**Map and Lot:** Map 11, Lot 8-6

**Zoning:** Office Research

**Date of approval:** June 25, 2018

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The application is approved as submitted including the site plan sheet C-7.0 issued June 18, 2018.

This approval includes an amendment to the approved site plan and construction management plan and a conditional use for activity within the Wetland Conservation Overlay District.