



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, September 9, 2020

- VIII. **Bagdad Wood – Construction Management Plan.** 38 Madbury Road. Review of construction management plan for approved site plan for addition with 26 dwelling units and expansion of parking area by 33 spaces for senior development. Cyndy Taylor and Bill Walker, c/o Housing Initiatives of New England Corporation, property owner. Mike Sievert, MJS Engineering, engineer. Tax Map 2, Lot 10-4. Professional Office District.
- I recommend approval of the revised construction management plan subject to any modifications specified by the Planning Board and approval by the Durham Public Works Department.

Please note the following:

- 1) The site plan for Bagdad Wood was approved by the Planning Board on July 15, 2020. The notice specified that this condition be met prior to commencing any significant site work or ground disturbance:

the revised construction management plan is approved by the Department of Public Works and the Planning Board. Incorporate elements as discussed with the Planning Board on July 15. The plan must be submitted prior to the preconstruction meeting, below. The revised plans should accommodate the updated site plan and landscaping plan and include provisions to protect the existing trees in the buffer: fencing, methods to minimize compaction of soil over the roots, pruning up of branches, and cutting roots cleanly prior to construction.

You can review the minutes from that meeting if desired here:

https://www.ci.durham.nh.us/sites/default/files/fileattachments/planning_board/meeting/57681/071520.pdf

- 2) The approved plans included Sheet C103 Phase 1 Construction Plan and Sheet C104 Phase 2 Construction Plan. The two new sheets – CP1 and CP2 - would replace these sheets in entirety. You can see all of the documents related to this project here: https://www.ci.durham.nh.us/boc_planning/site-plan-conditional-use-application-bagdad-wood-38-madbury-road or go to the Town's website: Planning Board – completed projects – 2020 – Madbury Road #38. C103 and C104 are included under “Updated Site Plan 7-13-20”
- 3) Mike Sievert planned to meet with Public Works on last Thursday. If I have any comments from Public Works prior to the meeting I will forward them. I believe the board had particular concerns about the construction sequence for this project given complexities with replacing the existing parking lot and stormwater layout, the size of the addition, and the goal of preserving the tree buffer as much as possible.