



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Review
Wednesday, November 18, 2020

- X. **Subdivision off Gerrish Drive.** Parcel at 91 Bagdad Road (address). Formal application for conservation subdivision for single family and duplex houses (15 units total) on 16-acre lot off Gerrish Drive including conditional use for wetland crossings. Marti and Michael Mulhern, property owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Map 10, Lot 8-6. Residence B District. .
- I recommend that the board discuss the project and continue the review to December 9.

Please note the following:

- This is submitted now as a formal application. The Planning Board reviewed the two required phases earlier – conceptual and design review. The project is now engineered.
- The application is largely complete but some essential information has not yet been submitted and one key element may change so the board should hold off on accepting the application and scheduling the public hearing. The board can simply discuss the application at the meeting (In this case it is treated like a preliminary application).
- A key issue is whether the straight section of road should be a Town road or a private road owned by the future homeowner's association. This issue was discussed at length at the Technical Review Group meeting on November 10. The staff hopes to meet prior to November 18 to share some thoughts about this issue.
- The final design, in particular the road design and stormwater management plan, will be impacted by whether the road is public or private. If the road becomes private the design may change. The stormwater report has not been submitted yet.
- The design has changed since the prior submittal and the interior road is now shown as a loop road. This is a better approach than having two cul de sacs for access, pedestrian passage, utilities, and plowing. The loop road would almost certainly be a private road.
- Mike Sievert will present the application on November 18 and the board can offer questions and comments. We expect the submission for December 9 will be complete and the board could then schedule a hearing for January. Interested parties can submit letters/emails now but the board may wish to hold off on accepting verbal comments until the public hearing.
- I am pleased to note that the plans include public sewer. This would be different from a conventional sewer line in that the line would be pressurized and would accept only liquid. Property owners would have a septic tank on their property for solids and a pump to send the effluent to the line. Property owners on Gerrish Drive could tie in in the future. More design details are needed as the plans show only the sewer on site.
- I will email minutes from the TRG meeting on Friday. Numerous issues were discussed.