



TOWN OF DURHAM
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Town Planner's Review
Wednesday, June 9, 2021

- X. **Public Hearing - Subdivision off Gerrish Drive**. Parcel at 91 Bagdad Road (address). 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, Horizons Engineering. Robbi Woodburn, Landscape Architect. Mark West, Wetland Scientist. Map 10, Lot 8-6. Residence B District.
- I recommend that the board vote on the missing criterion, discuss/vote on the road waivers and continue the review and the public hearing to June 23 or July 14.

Please note the following:

Wetlands criterion. In reviewing the draft minutes from March 24, Karen pointed out that the board didn't vote on the fourth WCOD criterion for the activity within the wetland buffer (the last area of the four being reviewed). This is the criterion: *Restoration activities will leave the site, as nearly as possible, in its existing condition and grade at the time of application for the CUP*. There were 16 items to vote on, but this one was missed: the four WCOD criteria for the three wetland crossings/fills and activity within the wetland buffer (roads, drainage structures, and other infrastructure). Please review documentation and drawings submitted by the applicant speaking to this criterion.

Road waivers. I enclose again the correspondence from Mike Sievert dated April 22, 2021. The waiver request is shown on page 7. The applicant requested two other waivers regarding underground utilities on the existing house located off Bagdad (needed for the existing above ground utilities since the house is on the same lot as the subdivision) and from school impact fees for a senior development. The board could take these waivers up at the same time or address them later.

Here are the waiver requests from the Town's Road Construction Regulations and the applicant's explanation below that. You can access the regulations here: <https://www.ci.durham.nh.us/planning/road-regulations-0>. The applicant marked this as the justification for the waivers: *Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.*

- 4.01 – minimum right of way width of 50’;
- 4.02 - minimum pavement width of 20’;
- 4.03 – minimum shoulder width of 4’;
- 4.04 – minimum distance from center line to ditch line of 18’;
- 4.13 - minimum tangent length between reverse curves of 75’;
- 4.17 - minimum center line curve radius of 180’.

Reason/justification(s) for the waiver request: “These waivers are being requested mainly because this is a private road and the goal of the type of subdivision is to reduce traffic, roadways and impervious surfaces. This waiver request for sections 4.01& 4.02 only apply to the loop road, the requirements are met for the access road. The min. tangent length between reverse curves is about 50’, but we designed spiral curves between to soften the curve, but this reduced distance helps reduce the road length and impervious surface. The min. centerline radius of the proposed design is 50’ in three locations for short curves, and this again reduces the road impact. The goal is to reduce disturbance, reduce speed and minimize impervious surfaces.”

Relevant issues for the board to consider include safety, expected traffic volumes, expected traffic speeds, efficiency of the design, type of use expected for the road, environmental impacts, and the fact that the road will be a private road.

Additional information. The applicant will be submitting additional information on various items soon (listed in prior Planner’s Review).

Other issues. Are there other issues worth discussing now?