



TOWN OF DURHAM
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Town Planner's Review
Wednesday, August 13, 2025

- X. **Riverwoods – Phase II.** Stone Quarry Drive. Site plan application for development on the northerly side of Stone Quarry Drive including two senior housing buildings with a total of 55 units, a club house, a maintenance building and associated parking areas, utilities, and other site improvements. Riverwoods Durham, c/o Natalie Belanger, property owner. Erik Saari, Altus Engineering, Engineer. Chris Boldt, DTC Lawyers, Attorney. Office Research District. Map 209, Lot 33.
- I recommend that the application be accepted as complete and the public hearing scheduled for August 27.

The applicant obtained a variance for several activities within the wetland buffer that are not allowed. They have also applied for a conditional use for several other activities within the wetland buffer. The plan is similar to the plan that they submitted for a preliminary review several months ago. After much discussion the Town is now in support of the lot line adjustment that would allow for a reconfiguration of the road and the right of way at the 90 degree turn. The applicant will need to coordinate with Public Works for several outside reviews that will be needed. I will prepare detailed comments for an upcoming meeting.