



**TOWN OF DURHAM**  
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**Town Planner's Review**  
**Wednesday, September 10, 2025**

- IX. **Public Hearing - Riverwoods – Phase II.** Stone Quarry Drive. Site plan for development on the northerly side of Stone Quarry Drive including two senior housing buildings with a total of 55 units, a clubhouse, a maintenance building and associated parking areas, utilities, and other site improvements. Conditional use for work within the 75-foot wetland buffer including portions of the clubhouse, driveways, the relocation of a section of Stone Quarry Drive, sidewalks, stormwater facilities, grading, underground utilities, and other site work. Lot line adjustment for the relocation of a section of Stone Quarry Drive. 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 board hold the public hearing and discuss any open issues, including the conditional use criteria.

Please note the following:

- 1) Final plans. I suggest some changes in the plans below but the plans do not need to be modified or updated now, except for providing a construction management plan drawing soon. These items are minor and can be added as precedent conditions.
- 2) Conditional use. I suggest that the board start discussing the conditional use request so that if there are concerns raised the applicant will have an opportunity to address them prior to final action. Dwight Trueblood, chair of the Conservation Commission, conveyed that, "The Conservation Commission unanimously agreed that the Riverwoods Phase II conditional use application, as submitted, adequately addressed all four of the evaluation criteria for approval. It was felt the Riverwoods project minimized the building and parking footprint as much as feasible, and they have developed an adequate strategy to collect and direct stormwater runoff away from the core wetland and vernal pools on the property, minimizing this impact as much as possible."
- 3) Temporary parking. Public Works has requested that Riverwoods make arrangements to prevent residents and workers from parking on Stone Quarry Drive
- 4) NHDOT Permit. NHDOT will need to approve the increased use of Stone Quarry Drive for potential impact upon Route 108, as a precedent condition. The applicant has submitted documentation to NHDOT. Perhaps they can give us an update.
- 5) NHDES Sewage Discharge Permit. A permit will be needed as a precedent condition.
- 6) NHDES Alteration of Terrain. A permit will be needed as a precedent condition.

- 7) Construction Management Plan. The applicant provided a written construction management plan and drawings for erosion and sedimentation control, but they should also provide a sheet in the plan set illustrating how construction will be managed (staging areas, parking, any fencing, signage, etc.) Riverwoods rightly states in the plan that truck traffic will be restricted to Route 4 and Route 108
- 8) Energy Considerations Checklist. The applicant is meeting with a representative of the Energy Committee to discuss their checklist on Tuesday.
- 9) Trench Overlay. Richard Kelley asked about doing a road overlay for trenches cut into Stone Quarry Drive rather than patching the trenches. Riverwoods agreed to staff earlier about doing an overlay. The applicant is discussing the details with Public Works.
- 10) DPW Consultant Review. We received payment from Riverwoods for the consultant's work and Tighe and Bond has started the review of stormwater, water, and sewer.
- 11) Hours of Construction. Riverwoods includes hours of construction as specified in the Site Plan Regulations, which is appropriate due to proximity of the existing Riverwoods facility and houses along Newmarket Road.
- 12) Bicycle Racks. A bicycle rack should be provided at each new building.
- 13) Accessible Space. An accessible parking space should be added at the proposed garage (a person using a wheelchair could work at the garage).
- 14) Taxes. The Town Administrator and Town Assessor continue discussions about what sort of taxing arrangement will be appropriate for Phase II. it will take a while to work this out. I think that a condition will need to be included that the applicant and the Town work out a mutually acceptable arrangement for payment of taxes or payment in lieu of taxes prior to a certain time – issuance of a building permit or issuance of a certificate of occupancy.
- 15) Landscaping. Some low evergreen shrubs should be added in front of the parking areas to visually buffer them from the road. On Sheet L-1 I could not find where the roses are to be planted. I could not find where the sumac are to be planted on Sheet L-2.
- 16) Lighting. The lighting plan is unobtrusive and meets the regulations. The lighting is proposed for 3,000 Kelvin. Is 2,700 Kelvin preferred? We will need cut sheets later.
- 17) Architecture. Several windows are shown on the bottom floor on the front elevations of the two residential buildings. Add some more windows in similar fashion in order to reduce the bunker-character of the bottom floor. The two residential buildings and the community center are begging for some bright color for accent – red or blue. I would not anticipate a major outcry should the appearance of the new buildings depart ever so slightly from the existing ones.
- 18) Addresses. The Fire Department will assign addresses later.
- 19) Porous Pavement. We will coordinate with the applicant later about installing appropriate signage with directions for the porous pavement.