



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**Town Planner's Review**  
**Wednesday, September 24, 2025**

- X. **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, underground utilities, and other site work. Lot line adjustment for relocation of a section of Stone Quarry Drive. Riverwoods Durham, c/o Natalie Belanger, owner. Erik Saari, Altus Engineering, Engineer. Chris Boldt, , Attorney. Office Research District. Map 209, Lot 33.

- I recommend that the board hold the public hearing, discuss any open issues, including the conditional use criteria, and continue the review to October 8

Please note the following:

- 1) DPW Consultant Review. Tighe and Bond is reviewing the stormwater, water, and sewer plans but we have not received any comments back yet.
- 2) Conditional use. I suggest that the board continue discussing the conditional use request. The applicant has added one item to be considered: a generator that would be located within the wetland buffer. This item will be on the agenda for the Conservation Commission on September 29 so they can provide any additional comments.
- 3) Generators. Chris Boldt, attorney for Riverwoods, conveyed to us on Wednesday, "I wanted to alert you to a new development. While the RWD Team had been hoping that the existing emergency generator at the current building would be sufficient for the limited needs of the new buildings, we have just made the determination that the existing generator will not due to distance despite the more than adequate capacity. Accordingly, we need to add two 23' x 13' concrete pad sites for the necessary emergency generators, which will be piped for natural gas so that propane tanks will not be needed. The attached drawing [in packets] shows that the pad site for the generator serving eastern building is in a fully compliant location; but the pad site for

the generator serving the western building has to be placed within the wetland buffer. Being that this encroachment is for an emergency utility, are we not allowed this as a matter of right; or do we need to add this as a supplement to our requests for Conditional Use Permits?"

So the Planning Board will consider the two generators under Site Plan Review and one of the generators as a conditional use as a supplement to the application. This is not allow in the buffer as a matter of right. Riverwoods is providing more details. The building and fire departments are reviewing the plans. See the email. The image would not print in color (in the packets).

- 4) Bicycle storage. The applicant submitted plans for inside bike storage (in the packet). They will still need to include outside bike storage for all four buildings.
- 5) Recycling. The approved plan for the main campus from the original site plan is enclosed. We would like for Riverwoods to inform the board how this recycling plan is working out and to propose a plan for Phase II. The plan should be developed in coordination with Sam Hewitt, Assistant Public Works Director.
- 6) Final action. Depending on when we receive comments back from Tighe & Bond and what those comments are, it is possible the project will be ready for final action on October 8. There are various small items that have been discussed which can either be addressed now or on October 8 or these items can be included in the prospective notice of decision and incorporated into final plans after that (e.g. adding bike racks outside and an accessible parking space at the garage). Other than awaiting comments from Tighe & Bond and review of the conditional use application, I do not see any outstanding substantial issues.
- 7) Draft Notice of Decision. I can have a draft notice of decision prepared for the October 8 meeting either way. If the project is not ready for final action, the board can at least review the draft notice.