



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

Town Planner Recommendations
DURHAM PLANNING BOARD
Wednesday, April 24, 2013

Item numbers refer to position on meeting agenda.

V. Town Planner's Report

New Town Hall. Town Administrator Todd Selig announced that the Town closed on the former People's United Bank building located at 8 Newmarket Road across from the present Town Office.

The Town is sponsoring a forum on Thursday, April 25, at 7:00 p.m. to review numerous new and revised elevation drawings for the new Town Hall to be located at 8 Newmarket Road. The drawings are being prepared by Architect Art Guadano.

Archaeology Day. The UNH Anthropology Department is sponsoring Community Archaeology Day on April 27, 2013 from 9:00 a.m. to 3:00 p.m. The students of The Lost Campus: The Archaeology of UNH (ANTH 444) invite the public to visit their excavations of the first train station in Durham (opened in 1841, moved in 1912, now part of the Boston and Maine Railroad. To be held on the Great Lawn, bounded by Morrill and Demeritt Halls.

Climate Change Summit. I attended an all-day conference on climate change on April 12 at the Hugh Gregg Coastal Conservation Center and the Great Bay Discovery Center in Greenland. This is "an annual discussion and collaborative forum among scientist, agencies, municipal leaders, watershed organizations and citizens concerned about the impacts of climate change in coastal New Hampshire."

The goals of the conference are to "Inform participants of current local climate change research and climate adaptation efforts; Identify needs and gaps in current climate knowledge and adaptation/mitigation efforts; Foster and facilitate collaboration on current and future climate work."

It was an excellent conference with many good speakers. It is encouraging to see so much high-quality work directed to this critical issue. A highlight of the conference was *Reality and Perceptions about Climate Change in New Hampshire* by UNH professors Cameron Wake (speaking as a scientist to the *reality*) and Larry Hamilton (speaking as a sociologist to the *perception*).

Many do not realize that “UNH is ranked alongside Princeton, Columbia, and Stanford for the top-ranked international institutions contributing to climate change research.” (The Durham Townwide Market Study).

VII. **Request for extension to meet precedent conditions for approved 2-lot subdivision. 118 Piscataqua Road. Alexander and Alexandra Bakman** (applicants), Scott Hogan (attorney). Tax Map 11, Lot 24-4, Residence C Zoning District. *Recommended action:* Grant extension

➤ I recommend approval of the request for an extension for another 6 months to October 21, 2013.

Please note the following:

- The approval letter for the subdivision is enclosed.
- A letter from Scott Hogan requesting the extension is enclosed.
- This subdivision was approved by the Planning Board on October 12, 2011 with a deadline of April 21, 2012.
- On April 11, 2012 the Planning Board gave an extension to October 21, 2012.
- On October 10, 2012 the Planning Board gave a second extension to April 21, 2013.
- The applicant has a few precedent conditions to meet.
- This was submitted prior to the Planning Board’s meeting on April 10 but there was not time to take it up that evening.
- April 24 is after the current deadline of April 21, but I don’t see a problem with the board taking this up after the current deadline (potentially approving an extension post facto), since the request was submitted prior to the deadline. (Even when a request is submitted after the deadline the Planning Board has the option of approving such a request after the fact, though an applicant misses the deadline at his or her peril.)
- This is the third extension request. If the board grants this, it might caution that another one would not be granted except for good cause.
- I will prepare a recommended policy and form for extension requests sometime soon.

VIII. **Deliberations – Application for Conditional Use and Amendment to approved site plan to replace dog daycare facility with new building including indoor and outdoor play areas, parking, office and studio apartment at 27 & 35 Newmarket Road. Great Bay Kennel**, c/o Jaki and Geoff Sawyer (applicant), Christopher A. Wyskiel (attorney), Mike Sievert, MJS Engineering (engineer), Robin Wunderlich (building designer). Tax Map 6, Lot 11-7. Residence C Zoning District. *Recommended action:* Take final action

See separate write up in this packet.

IX. Discussion about **Strafford Regional Master Plan Update’s Livability Principle Matrix**. The draft matrix includes goals from the Durham 2000 Master Plan. Presentation by Cynthia Copeland, Executive Director, and Greg Jones, Regional Planner, of Strafford Regional Planning Commission. *Recommended action:* Vote to endorse matrix

➤ I recommend a vote of the Planning Board to endorse the matrix, as is or with changes/corrections.

Please note the following:

- We emailed a copy of the draft Livability Principle Matrix developed by Strafford Regional Planning Commission. We were not able to print it though so we will hand out hard copies at the meeting.
- According to Greg Jones, of SRPC, “The New Hampshire Charitable Foundation’s Transportation and Land Use Roundtable produced the seven “Livability Principles” as part of the regional master plan update funded through Granite State Future project. This matrix, when completed, will contain the Master Plan goals from all communities in the SRPC Region (placed under their corresponding Livability Principle), as well as all regional plans endorsed or adopted by SRPC. The intention is to tabulate the matrix once approved by all community decision makers etc., in order to gain a sense of the regional intensity for each Livability Principle. This will help to form the base for visioning aspects of the regional plan and vision statement etc. “
- The matrix is based on goals stated in Durham’s 2000 Master Plan (included verbatim from our plan, I believe). The current Master Plan is not going to be completed for many months so it makes sense for SRPC to use our existing adopted plan.
- The goals are included under the seven categories (not recommendations). The vision statements are included in the far right column.
- This will be used for the Regional Master Plan and will eventually be included in the state plan. It is part of the periodic master plan that SRPC does.
- SRPC is asking the Durham Planning Board to approve this document. I believe they have already had their respective documents approved in Dover and Barrington.
- SRPC’s Greg Jones, Regional Planner, and Cynthia Copeland, SRPC Director will join us to present the matrix and explain the project.
- For each goal excerpted from the Durham plan, a chapter and page number has been provided.

-
- X. Proposed amendment to Site Plan Regulations to require submission of the **Energy Considerations Checklist and Architectural Drawings** for all multifamily and nonresidential projects. *Recommended action:* Endorse amendments if acceptable and set public hearing for May 8

See separate write up in this packet.

XI. **Discussion about annual meeting to be held on May 8, 2013**

The board will elect the chair, vice chair, and secretary for the next year, and also appoint one Planning Board representative to the Historic District Commission, Conservation Commission, Energy Committee, and Economic Development Committee. Please give some thought to whether or not you would like to serve on one of these committees.

Peter Wolfe has requested that we hold out special workshop on May 24 to talk about general planning issues (but not development projects).