



TOWN OF DURHAM

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RECAP

DURHAM PLANNING BOARD

Wednesday, February 12, 2025

AGENDA

Planning Board members

(7 voting)

Paul Rasmussen, *Chair*
Sally Tobias, *Vice Chair*
Emily Friedrichs, *Council Rep*
Richard Kelley
Peyton McManus
Rob Sullivan
Gary Whittington
Heather Grant, *Council
Alternate*
Erika Naumann Gaillat,
Alternate

Michael Behrendt, *Town
Planner*

Patricia Denmark, *Minutes
Taker*

I. Call to Order

VIII. Public Hearing - **Riverwoods – Phase II**. Stone Quarry Drive. Preliminary Design Review application for development on the northerly side of Stone Quarry Drive including two senior housing buildings with 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. *Recommended action*: Hold public hearing and then decide whether to close or continue public hearing,

Discussion about various items. The design review was closed. Riverwoods intends to apply for any necessary variances and then submit a formal application later.

IX. **Public Hearing - Mill Plaza – Façade Improvements and Site Enhancements**. Site plan application for Phase 1 – façade improvement to rear building and Phase 2 – site enhancement around rear building. Conceptual application for Phase 3 – hardscape enhancements between front building and Mill Road, Phase 4 – façade improvement to front building, and Phase 5 – improvements to parking lot and installation of walking path along College Brook. Torrington Properties, c/o Pete Doucet and Matt Morgan, property owner. Steve Mayer c/o Allen & Major, engineer. Jeff Gannon c/o PCA, Inc., architect. Central Business District. Map 109, Lot 3.

Postponed to March 12 at applicant's request

X. **Planned Unit Development Ordinance**. Proposed Planned Unit Development (PUD) ordinance. PUD's are special zoning tools which allow for flexible and innovative planning for large scale mixed-use projects. A draft ordinance has been prepared to accommodate the potential development of The Edge project at UNH, located westerly of the intersection of Main Street and Mast Road, and other potential large mixed-use projects. *Recommended action*: Ongoing discussion.

Lengthy discussion. Continued to an upcoming meeting.

XI. **Other Business**

Discussion about a potential zoning amendment regarding the Central Business District

XIII. Adjournment