



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's Recommendation
Durham Town Hall
Wednesday, June 26, 2013

Public Hearing on proposed **new Durham Town Hall**. Conversion of former bank building including alterations, additions, and site changes. Town of Durham, applicant; Art Guadano c/o AG Architects, architect. Tax Map 5, Lot 2-7, **8 Newmarket Road**, Church Hill Zoning District. Presentation, public hearing, and prospective non-binding comments pursuant to RSA 674:54 Governmental Land Uses.

- I recommend that a notice be sent as shown below, incorporating any additional comments which the Planning Board would like to include

Please note the following:

- A public notice was posted in the newspaper and notices were sent to abutters for the public hearing.
- Art Guadano, architect, and Gregg Mikolaites, engineer, are representing the Town.
- This was reviewed by the Technical Review Group on June 18 and there were no particular concerns.
- This application was approved by the Historic District Commission on June 6, 2013. The HDC reviewed the architectural design and the site plan (the pavement, parking, and driveway areas are under HDC purview).
- At such time that new signage and lighting are developed those would need to come back to the HDC for approval (separately from the rest of the site plan).
- The HDC has binding purview over Town projects per Section 175-98.1 of the Zoning Ordinance: *"Any property owned by the Town of Durham within the HOD shall be subject to the provisions of Article XI; provided, however, that following a public hearing, the Durham Town Council may, by a two-thirds vote of its members, override any vote of the Commission pertaining to such property."*
- However, Planning Board review is nonbinding only per RSA 674:54:
674:54 Governmental Land Uses. –
I. In this section, "governmental use" means a use, construction, or development of land owned or occupied, or proposed to be owned or occupied, by the state, university system, the community college system of New Hampshire, or by a county, town, city, school district, or village district, or any of their agents, for any public purpose which is statutorily or traditionally governmental in nature.
II. The state, university system, community college system of New Hampshire, county, town, city, school district, or village district shall give written notification to the governing body and planning board, if such exists, of a municipality of any proposed governmental use of property within its jurisdiction, which constitutes a substantial change in use or a substantial new use. Written notification shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the

governmental nature of the use as set forth in paragraph I, and a proposed construction schedule. Such notification shall be provided at least 60 days prior to the beginning of construction. Either the governing body or planning board of the municipality may conduct a public hearing relative to the proposed governmental use. Any such hearing shall be held within 30 days after receipt of notice by the governing body or planning board. A representative of the governmental entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations. The governing body or planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations to the sponsor of the governmental use within 30 days after the hearing.

- Todd Selig, Town Administrator, stated that the Town will seriously consider any comments provided by the Planning Board, once the board has completed its review. The Public Works will then begin site work as soon as practicable thereafter.
- We expect the applicant to submit the Energy Checklist shortly. It will be forwarded to the Planning Board.
- A few items/details are still needed (I will not be in the office on Friday when updated plans are coming in so these items may be addressed in the packet):
 - What is the edging along the pavement? Is this curbing? If so, what kind?
 - What is the area at the rear of the building, like east and west of the bike path and around the rain garden at the lower left, and to the west of the building at the bottom? Grass? Pavement?
 - Details of lights
 - Details on landscaping – trees, shrubs, and groundcovers
 - A few stop signs/sign identifications are needed
 - A “Do not enter” sign will be needed at the lower left
 - A drainage letter/plan
 - Details of rain gardens
 - More utility information
- Will the Planning Board want to see these items or will it be sufficient for the staff and/or Town Council to approve them when they are available?

Draft

NOTICE OF REVIEW

Project Name: **New Durham Town Hall reviewed per RSA 674:54**
Project Description: Additions and alterations to former bank building
Address: **8 Newmarket Road**
Applicant: Town of Durham
Engineer: Tye and Bond
Property Owner: Town of Durham
Map and Lot: Tax Map 5, Lot 2-7
Zoning: Church Hill
Date of review: **June 26, 2013**

The project described above was reviewed by the Durham Planning Board on June 26, 2013, and a public hearing was held that same evening. The Planning Board submits the following nonbinding comments to the Durham Town Council pursuant to RSA 674:54 Governmental Land Uses: