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Town Planner's Recommendation
Wednesday, September 25, 2013

VIII. **25 Madbury Road** - Site plan review for the **addition of 8 parking spaces** and associated drainage improvements. Alpha Sigma House Corp. of **Kappa Delta Sorority**, applicant; Michael Sievert, MJS Engineering, engineer; Robbi Woodburn, Woodburn & Co., landscape architect; Scott Hogan, attorney. Tax Map 2, Lot 12-2. Central Business Zoning District.

➤ I recommend acceptance and setting the public hearing for October 9.

Please note the following:

- 1) We need a few items (See below) but I think it appropriate to accept the application as complete, provided we receive the outstanding items well in advance of October 9.
- 2) The parking should be screened with vegetation. The applicant will submit a landscaping plan by Robbi Woodburn, landscape architect.
- 3) The area that will be disturbed is fairly dense with vegetation – trees, shrubbery, and some invasive plants – Japanese Knotweed. It is appropriate that some trees be replanted. It would be desirable to plant some shade trees in front of the building along Madbury Road as there are only a few pine trees now off to the side.
- 4) One handicap van space is needed. This should be placed next to the building, if possible.
- 5) The plan refers to several easements and notes 11D, 11E, and 11F. These need to be clarified.
- 6) What exactly does the present parking easement say?
- 7) Will any new easement be needed now for drainage? A very slight increase in runoff (cubic feet per second) onto the rear property is expected.
- 8) Dave Cedarholm is reviewing the drainage plan now. He may request a drainage letter or additional calculations.
- 9) This project is being designed in coordination with the designs for Madbury Commons. The proposed driveway to the parking area on Madbury Commons is expected to run alongside the swale. The design needs to be carefully coordinated. We should see how the outlet of the swale meets the existing and proposed Madbury Commons site and a detail of the Madbury Commons driveway and its relationship to the proposed swale.
- 10) According to Mike Sievert this is being designed so that the subject improvements could be made now, prior to the redevelopment of Madbury Commons.
- 11) The TRG discussed porous pavement for the new parking but Mike Sievert did not think this was practical, noting the disproportionate expense for a small site. We should discuss this further.
- 12) The guardrail will be wood (It does not state this on the detail)
- 13) Is a level spreader needed at the end/outlet of the swale?
- 14) A bicycle rack should be added if there is not one there now.
- 15) How many residents of the sorority are there? One space is required per resident (though not in this grandfathered situation), but no more than 10% additional spaces beyond this requirement may be created except by conditional use.