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Town Planner's Recommendation
118 Piscataqua Road Condominiums
Wednesday, June 12, 2013

VIII. Application for Condominium Conversion and Site Plan for a **4-unit condominium for seniors at 118 Piscataqua Road.** Submitted by **Alexander Bakman.** Scott Hogan (attorney). Tax Map 11, Lot 24-4, Residence C Zoning District. *Recommended action:* Acceptance and setting a public hearing for June 26

➤ I recommend acceptance as complete and scheduling the public hearing for June 26, 2013

Please note the following:

Administrative issues

- The application is substantially complete, but we will need a few items as stated below.
- This application requires site plan review because it is introducing a new use – a four-family dwelling (apartment) and there are some site changes proposed.
- This application is also technically a “subdivision,” as conversion or creation of a condominium is considered a subdivision.
- On August 14, 2012, ZBA granted a variance to “create four units of elderly housing within an accessory building per the plan submitted dated 7/30/12.” The plan that was submitted with the application was simply the existing conditions plan for the building and site. Otherwise, the Residence C zoning district does not permit multifamily.
- The Planning Board approved a 2-lot subdivision for the property on October 12, 2011, which includes the two lots as shown. Not all of the precedent conditions have yet been met. The Planning Board granted an extension to October 21, 2013 to meet the conditions.
- These are the proposed changes to the building and site from the existing conditions:
 - Garages in front
 - Foyer in front
 - Parking spaces on the left side
 - Leach field in front
 - Well in the rear
 - Decks in the rear
 - Shed to be removed. It should be physically removed as soon as possible, prior to signing the subdivision plans as it would create a nonconformity with the side setback.

- Expansion of the dock as shown on the plans will require specific approval from the Planning Board after a recommendation from the Conservation Commission. This can be done simultaneously with the current review or occur later.
- The applicant appeared before the TRG on June 4. There were no particular concerns but the Fire Department is continuing its review.
- Waivers were requested from three items in the Subdivision Regulations, as shown on the enclosed waiver request letter. I recommend approval of the waivers as these are more oriented to a larger subdivision, not merely the conversion of an existing site to condominiums. The changes proposed are more appropriately reviewed under the Site Plan rather than Subdivision Regulations.

Items needed to submit

- We will need a copy of the NHDES permit for the dock expansion.
- The applicant will need to complete the Energy checklist.
- The applicant showed an architectural rendering at the TRG meeting. Renderings for all four sides should be submitted. There is no formal architectural review but the submitted designs are part of any approval.
- We will need a copy of the floor plans and condo documents. As a precedent condition, at the applicant's expense, the Town Attorney should do a cursory review of the condo documents to look for red flags.

Substantive issues

- Is the existing driveway sufficient to accommodate the four additional residential units? Staff will inspect it and make a recommendation to the board. Applicant says no obstructions along existing driveway.
- How will the driveway in the rear be used and how will it meet the decks?
- The site will be served by well and septic. The closest municipal water is Wagon Hill Farm.
- We will need confirmation that there are no concerns with the additional stormwater runoff (It is minimal).
- The Fire Department will determine if the building needs to be sprinkled.
- Will the Fire Department need access to the rear of the building? They will review this.
- A memo from the Police Chief was submitted stating there were no concerns. He noted that the units will need to be numbered properly.
- As a precedent condition, the plans for the subdivision should be signed and recorded. This would include State approval of the subdivision and septic system design.
- As stated, the building would be for those 55 and over. State law stipulates that there be at least one resident 55 or older in 80% of the units (i.e. 100% in this case).