



TOWN OF DURHAM
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NOTICE OF APPROVAL

Project Name: Madbury Commons
Project description: Bridge Design and elimination of second bridge
Address: 17-21 Madbury Road
Applicant: Golden Goose Properties, c/o Barrett Bilotta, Ken Rubin, and Eamonn Healy
Engineer/Designer: Michael Sievert, MJS Engineering
Landscape Architect: Robbi Woodburn
Architect: Shannon Alther, TMS Architects
Map and Lot: Tax Map 2, Lots 12-3 & 12-4
Zoning: Central Business District
Date of approval: **May 13, 2015 by Planning Board**

- 1) Second bridge. This approval includes a modification to eliminate the second bridge, shown on the site plan, situated to the northwest of the main bridge at the end of the “boulevard.” This approval to eliminate the second bridge is subject to a determination by the Durham Fire and Police Departments that there is no safety-related need to retain the second bridge.
- 2) Terms. The design for the bridge across Pettee Brook is approved as submitted in the various documents provided by the applicant subject to the following terms, clarifications, and changes to those documents.
- 3) Drawings. This approval is based upon the following drawings:
 - a) Site Plans approved by the Planning Board
 - b) The primary bridge design is shown on an elevation drawing by MJS Engineering dated July 1, 2014.
 - c) Madbury Commons 28’ x 5’ Arc Con by Concept Drawing by Michie Corporation dated
 - d) Proposed Ramp Plan by MJS Engineering dated June 25, 2014 [2 sheets]
 - e) Town of Durham Pettee Brook Parking Lot Pedestrian Walkway - Sketch, drawn February 2, 2015 (the plan not the bridge elevation)

- f) Town of Durham Pettee Brook Parking Lot Pedestrian Walkway Plan, drawn February 2, 2015.
 - g) Tri-State Iron Works Inc. drawing of ramp rails dated October 21, 2014.
- 4) Final drawings. Prior to start of construction, the applicant shall submit a consolidated set of drawings to the Town Planner that conform with this approval. Also, prior to the start of construction, the applicant shall submit the appropriate drawings to the Durham Department of Public Works and Building Inspector for final approval and for issuance of any necessary Town permits.
 - 5) Facing stones. The facing stones on the bridge and bridge piers are a veneer that will be applied onto the bridge. The stones are Boston Blend Mosaic Thin Stone Veneer produced/sold by Stoneyard.
 - 6) Concrete surface. The steps, the surface of the handicap ramp, and the surface of the bridge will be concrete.
 - 7) Railings. The railings are black mild steel (per submitted documents) with Duragalv coating, and welded together, as presented to the Planning Board. The railing is tube steel with square balusters. The railing is 42” high. The intermediate posts of the railing will be wider/thicker so that they stand out to some extent from the regular rails (in order to break up the railing visually). The handicap railing is the same design as the railing across the bridge.
 - 8) Bridge piers. The four bridge piers are 2 feet x 2 feet wide and are 45” tall plus the bluestone cap on top. The piers project outward from the face of the bridge but are flush along the inside of the bridge where pedestrian walks.
 - 9) Other piers. The Madbury Commons Design Committee shall work with the applicant to design any remaining piers.
 - 10) Voussoirs. The voussoirs (stones lining the arch underneath the face of the bridge) shall be made of the same stone as the facing on the bridge. They will be flush with the other stone facing. If possible, they will be slightly wedge shaped as are traditional voussoirs in an arch.
 - 11) Flood zone. The applicant shall provide confirmation that the bridge design lies outside of the flood zone as stipulated by NHES.
 - 12) NHDES. The applicant shall obtain all necessary approvals from NHDES.
 - 13) Parking Lot. The applicant shall coordinate with the Department of Public Works on the construction of the bridge and its juncture with the Town’s Pettee Brook parking lot, including the Town’s proposed sidewalk improvements to the parking lot.
 - 14) Adjustments to plans. Minor adjustments to the approved bridge design that are clearly consistent with this approval may be approved by the Town Planner after receiving input from the Design Committee. Significant changes will need to be approved by the Planning Board.

- 15) Findings of Fact. The Planning Board approved the Madbury Commons site plan with a condition that the final design for the bridge be brought back to the Planning Board for approval. A preliminary bridge design was presented to the board as part of the site plan review. The Planning Board appointed an ad hoc Design Committee to work with the applicant on various design details, including a provision for the committee to make comments on the bridge if it wished. The committee met with the applicant numerous times through various iterations and changes/clarifications to details. The committee endorsed the final design and the removal of the second bridge.