



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, May 13, 2015

XIII. **The Lodges – Amendment for Utilities.** Mast Road. An amendment to the approved site plan for 142 unit/460 bed housing development to add utility structures behind the clubhouse (facing Mast Road). Peak Campus Development, LLC, c/o Jeff Githens and Jonathon Barge, developer. Tax Map 13, Lots 6-1. Office Research Light Industry Zoning District.

➤ I recommend approval, if appropriate, as stated below.

Please note the following:

- 1) A temporary certificate of occupancy has been issued for the Lodges on Mast Road, and they are waiting for a permanent CO. There is one particular item that does not conform with the approved plans. There are a number of utility structures that were built behind the clubhouse, visible from Mast Road. These structures were not shown on any of the plans (site plan, utility plan, landscaping plan, etc.).
- 2) See the as built drawing on page 2, below; the photograph on page 3 showing the generator pad, air conditioning unit and other items; and Peak's proposed plan on page 4.
- 3) See the enclosed amendment request and the proposed landscaping plan for addressing the utilities. The plan shows 14 Mountbatten Junipers arranged in a partial circle to screen the utilities. The junipers would be 5-6 feet in height at installation. What should the minimum height be at installation? 5 feet, 6 feet, or taller?

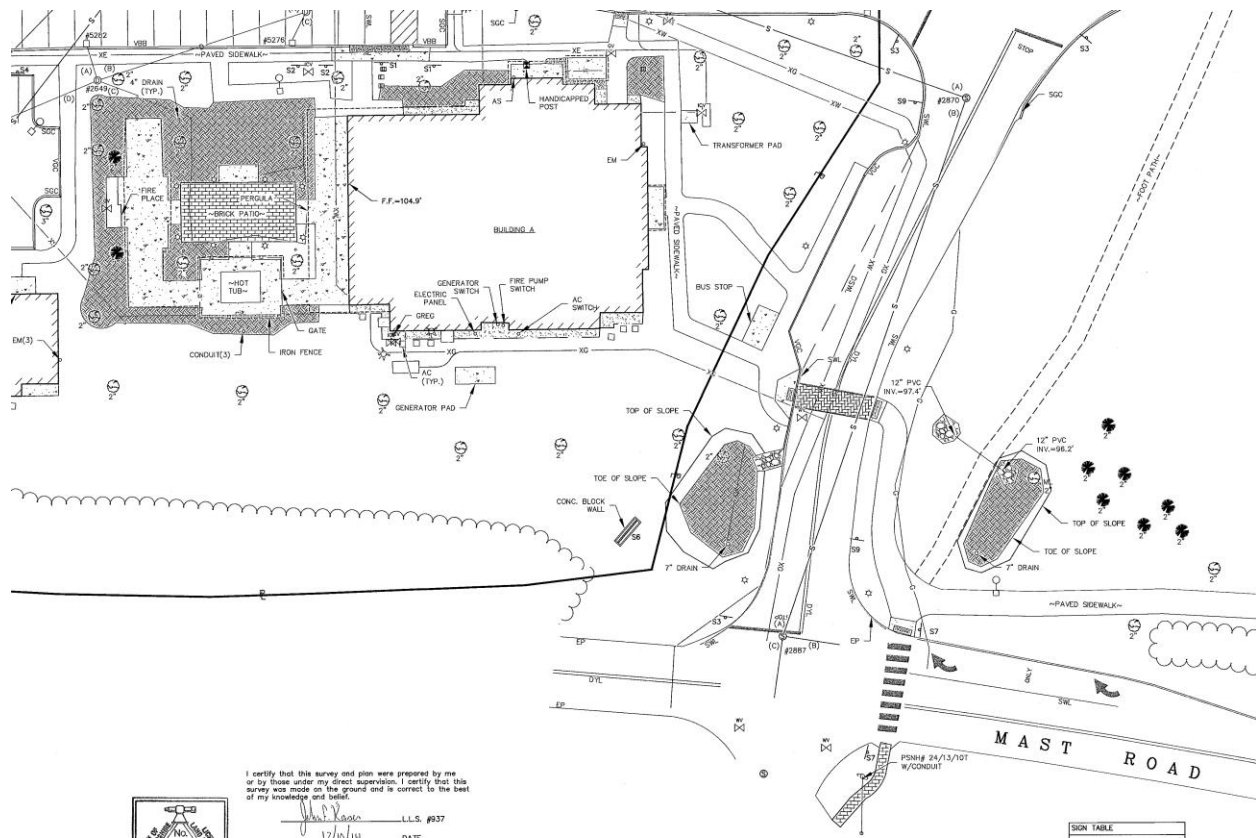
NOTICE OF DECISION

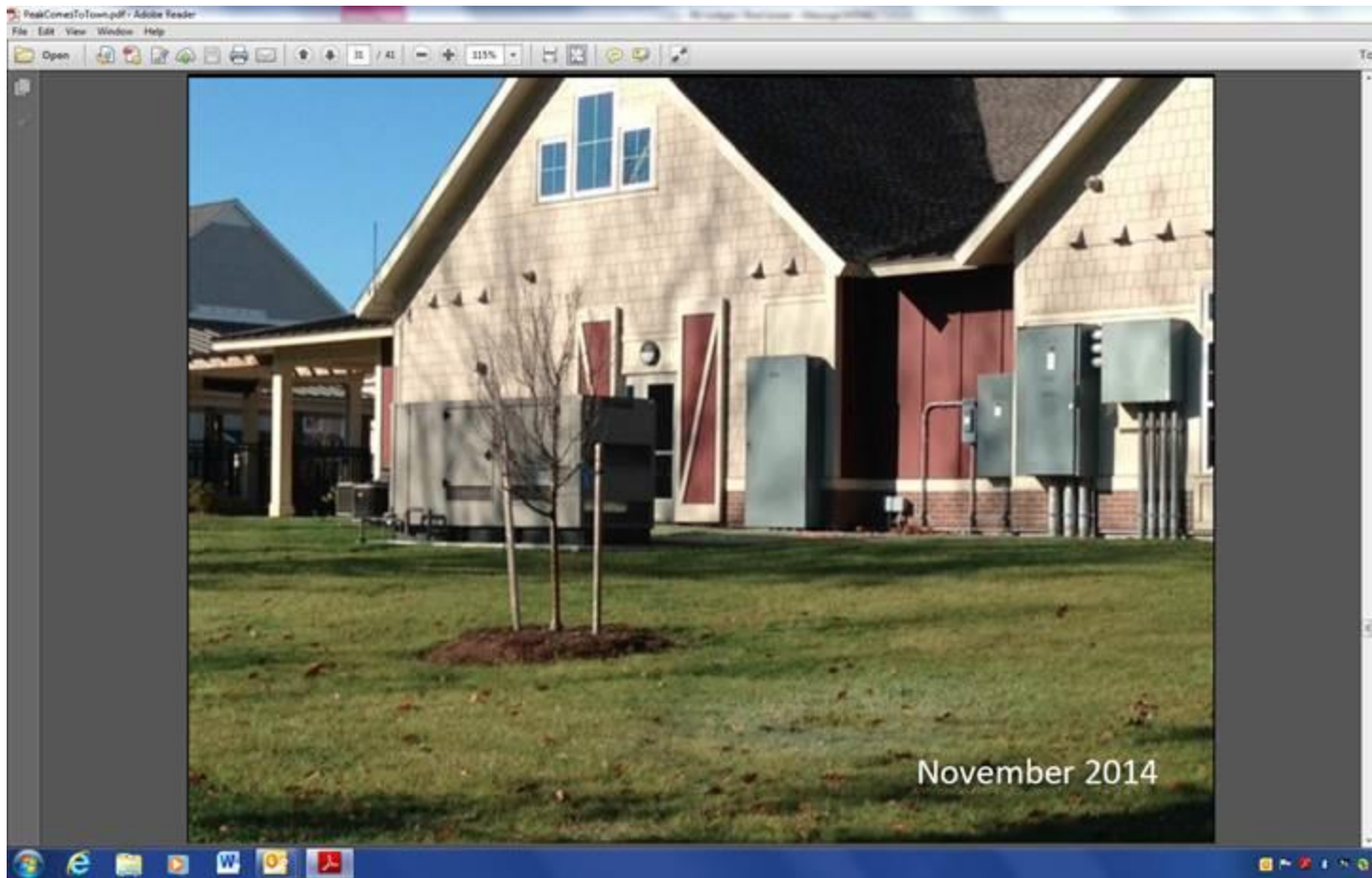
Project: **The Lodges – Amendment for Screening of Utilities**
Address: Mast Road
Applicant: Peak Campus Development, LLC
Property Owner: Peak Development
Map and Lot: 13-6-1
Zoning: Office Research/Light Industry
Date of approval: **May 13, 2015, by the Planning Board**

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- 1) The amendment is approved as submitted. Fourteen Mountbatten Junipers are to be planted as shown in the application. They shall be at least 5 feet tall at installation.

(over)

- 2) The junipers shall be installed prior to issuance of a permanent Certificate of Occupancy unless an appropriate surety is provided. They shall be planted by July 1, 2015 at the latest.
- 3) The junipers shall be appropriately maintained to provide a permanent screen to the utility structures.





Peak's proposed landscaping/screening plan:

