



**TOWN OF DURHAM**  
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***Town Planner's Recommendation***  
**Wednesday, June 24, 2015**

XV. **Madbury Commons – Design of Second Bridge.** 17 and 21 Madbury Road. Review of proposed design for second/smaller bridge for multi-use development for 525 residents, with office/retail and several public spaces. Golden Goose Properties, c/o Ken Rubin, Eamonn Healey, and Barrett Bilotta, applicant; Mike Sievert, MJS Engineering, Design Engineer. Tax Map 2, Lot 12-3. Central Business District

➤ I recommend approval as stated below.

Please note the following:

- 1) **Drawings.** A drawing by Robbi Woodburn of the bridge, technical drawings by Mike Sievert, and a photo of the wire mesh are included in the packet.
- 2) **Materials.** Ken Rubin will bring material samples to the Planning Board meeting.
- 3) **Conditions of original site plan approval.** Here are the pertinent conditions from the Notice of Decision for Madbury Commons. The last one is not pertinent to the design issues but included just for the board's interest. The maintenance arrangements will be worked out soon.
  - a) **Architecture colors, materials, street furniture, pavers, glass front and IOL lettering.** Final colors and materials, street furniture, pavers [See condition 5, below] the exact design of the glass front above the IOL entrance, and the IOL lettering shall be approved by the Town Planner (An ad hoc committee, including two Planning Board members, shall be formed to work with the applicant, architect, and Town Planner on this). The siding is to be cementitious fiber or equivalent and the trim is to be cellular PVC or equivalent, or as approved by the Town Planner. *[The Committee may also make a recommendation on the aesthetic of the bridge design, below.]*
  - b) **Bridge Designs.** Final engineered plans for the two bridges, with elevations, plans, and cross section(s) and samples of materials shall be presented to the Planning Board for approval. The final designs will be based upon the drawings shown to the Planning Board on January 29, 2014. (Note that the design of the spanning arch should appear to be support the arch, through use of voussoirs or other appropriate methods.) It should be verified that all components are outside the 100 year flood plain. *[The Color Committee, above, may make a recommendation on the aesthetic design of the bridge.]*

- 4) Staff comments. I shared the designs with the staff. Mike Lynch, Public Works Director, said the design looks fine to him. John Powers, Deputy Fire Chief, said he had no concerns. Tom Johnson, Building Official, said, “We will need structural drawings for the bridge. A soils/structural engineer will have to certify the structural capacity of the footing/foundation/soils bearing capacity prior to permit issuance.” This is a condition, below.
- 5) Committee review. The plans were shared with the members of the design committee. The committee did not offer a specific comment or recommendation.

**\*DRAFT\***  
**NOTICE OF APPROVAL**

**Project Name:** Madbury Commons  
**Project description:** Design of Bridge #2  
**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  
**Map and Lot:** Tax Map 2, Lots 12-3 & 12-4  
**Zoning:** Central Business District  
**Date of approval:** June 24, 2015 by Planning Board

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Bridge #2 is approved, as submitted, with the following terms, conditions, and clarifications:

- 1) Drawings. This approval is based upon the following drawings:
  - a) “Madbury Commons Small Bridge sk-Elevation” submitted by Woodburn and Company, dated January 29, 2014.
  - b) “Proposed Bridge #2 Plan” prepared by MJS Engineering, June 10, 2015 revision.
  - c) “Proposed Site Plan for Madbury Commons” prepared by MJS Engineering, June 10, 2015 revision
  - d) “Utilities, Grading, Drainage, and Erosion Control Plan for Madbury Commons” prepared by MJS Engineering, June 10, 2015 revision
  - e) Photograph of wire mesh illustrating the mesh only, provided by Ken Rubin.
- 2) Plan Clarifications. The following clarifications apply to the design:
  - a) The mesh is made of black wire.
  - b) The wood, mesh, and other materials will not be painted.

- c) The railing posts protrude slightly below the bottom of the steel carrying beam, as depicted in the detail drawing (This is slightly different from the detail as shown in the color rendering).
  - d) If there are any minor discrepancies between the Woodburn elevation and the MJS details, the MJS details shall generally be determining provided the clear intent of the Woodburn elevation is realized.
- 3) Final drawings. Prior to the start of construction, the applicant shall submit the appropriate drawings to the Durham Building Inspector for issuance of a building permit. The applicant will need to submit structural drawings for the bridge. A soils/structural engineer will have to certify the structural capacity of the footing/foundation/soils bearing capacity prior to permit issuance. If the Building Official so determines, add appropriate signage to direct handicap persons to the main, accessible bridge.
- 4) NHDES. The applicant shall obtain all necessary approvals from NHDES.
- 5) 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 would need to be approved by the Planning Board.