



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, January 14, 2015

XI. **257 Newmarket Road – Two New 3-Unit Buildings.** Application for construction of two multi-dwelling buildings with three two-bedroom units each. The site contains an existing student housing building. A variance was granted in 2009 for the additional units. Christopher Meyer and Edward Marquardt, Seacoast OPM of Durham, owner. Matt Silva, coordinator. Tax Map 18, Lot 3-2. Rural Zoning District.

➤ I recommend discussion of the project and continuing the public hearing to January 28 or February 11.

** Additional information was brought in on Thursday, January 8 which I have not yet reviewed substantially. This recommendation is the same as the one for December 10 except for 1), below. Some of the issues below may have been addressed in the updated information.*

Please note the following:

- 1) *** Acceptance.** The Planning Board accepted the application as complete on December 10 with the proviso that the following items be submitted in advance of the January 14 meeting. These items have been submitted:
 - a) Landscaping plan
 - b) Signage
 - c) Energy checklist (provided separately by the applicant)
 - d) Erosion and sedimentation plan
 - e) Stormwater management checklist (I believe this is submitted but is not filled out on the electronic version)
- 2) **New ordinance/regulations.** This project is not subject to the new proposed site plan regulations nor change in required habitable square footage as the design review was held on May 21, 2014 well before either amendment was initiated.
- 3) **General layout.** The general layout of the parking lot, buildings and leach field is consistent with what the Planning Board okayed at the design review stage.
- 4) **Laundry room.** Tom Johnson said there are some additional building code requirements for a separate laundry room. The applicant will look at whether to keep this room or not. If kept it should be shown on the architectural.
- 5) **Fire access.** Part of the existing access driveway (one leg of the circular driveway, not both) may need to be improved for fire access, to a clear width of 20 feet.

- 6) Newmarket Road. Approval from NHDOT will be needed to expand the use. The applicant should coordinate with NHDOT to be sure any required improvements will mesh with the bike lane project on Newmarket Road.
- 7) Sprinklers. Both new buildings will need sprinklers.
- 8) Garage. The applicant said they have vacated the former use of the garage for Yankee Thermal Imaging. They said it is and will be used only for storage. The Rural zone does not permit commercial uses.
- 9) Parking. We need to clarify how much parking is provided and how much is required/needed.
- 10) Permeable pavement. The parking spaces should be made permeable pavement if practical.
- 11) Property management. A property management plan is needed.
- 12) Transit. A wildcat transit stop is located just to the north of the property. The applicant says most of the students use it.
- 13) Bicycles. We will need details on the proposed bicycle storage.
- 14) Contours. All of the contour lines must be labeled.
- 15) Color renderings. We can ask the applicant to submit a colored site plan for the next iteration.
- 16) Landscaping. A landscaping plan is needed. It should include supplemental plantings in the front to screen/buffer the existing parking area from Newmarket Road.
- 17) Dumpster. A detail for the dumpster, screening, and recycling is needed.
- 18) Comments. After the public hearing I will provide more comments to the applicant for the next iteration.