



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, December 10, 2014

- 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. Recommended action: If all is submitted, accept as complete and set public hearing for January 14, 2015.
- I recommend accepting the application as complete (*See below) and setting the public hearing for January 14.

Please note the following:

- 1) *** Outstanding items**. The application is substantially complete, certainly sufficient to commence a substantive review and hold a public hearing. However, there are several outstanding items below. The board may accept this as complete, at its option, with a proviso that these items must be submitted prior to the January 14 meeting (There are other items that will be needed for the review, such as property management plan, but these are not required for acceptance):
 - a) Landscaping plan
 - b) Signage
 - c) Energy checklist
 - d) Erosion and sedimentation plan
 - e) Stormwater management checklist
- 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.