



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, September 9, 2015

IX. **Young Drive Redevelopment**. Conceptual application for the redevelopment of Young Drive into a senior housing project (55 years of age +). Young Drive, LLC/Ken Wilson, owner; Francis Chase, applicant. Map 4, Lots 42-2 through 42-14, Lots 42-16 & 17, Lot 47-0. Coe's Corner Zone. ***Recommended action***: Allow for public comment (subject to Planning Board's okay) and continue or close the conceptual review, as appropriate.

- I recommend the board provide comments to the applicant and also allow the public to speak to the proposal. The board can then close the conceptual review or continue it to another meeting if that would be useful.

Please note the following:

Process

- 1) **Conceptual application**. Conceptual applications are preliminary applications but less detailed than design review applications. They do not involve public notice nor public hearings.
- 2) **Public comment**. I recommend that the board accept public comment on this item, after the applicant gives his presentation. In keeping with Planning Board policy, the board will need to determine whether or not to accept public comment.

The purpose of conceptual applications is to allow the Planning Board to provide comments, but in this case it would be helpful to also receive public comment. The site is sensitive with the proximity to the Bayview Road neighborhood, Beard's Creek, and Route 108/Dover Road. Obtaining public comment early in the process will increase the chances of laying out the site in a manner that the community would be receptive to.

- 3) **Design review**. The next step after closing the conceptual review should be for the applicant to submit a design review application (a more fleshed-out design). I would very strongly recommend this rather than spending a good deal of money on a fully-engineered formal application.

Background

- 4) **Settlement**. The developer sought to add 6 more buildings to the Young Drive property (5 duplexes and a single family house). The developer applied to the ZBA for several variances that were needed for these buildings and the ZBA denied the applications. The developer appealed to Superior Court and won. The Town then appealed that decision to

the NH Supreme Court. Before the case reached the court, the Town and the developer settled. Related to the settlement, the Town strongly encouraged the developer to consider redeveloping the property for elderly housing. This current application is the result of those discussions between the Town and the developer. **Given the many difficulties with Young Drive student rentals over the years, particularly the impacts upon the Bayview Road single-family neighborhood, we now have an excellent opportunity to redevelop the property for a much more harmonious and high-value use.*

- 5) The property owner has had few applicants for student rentals this season (likely due to all of the new student housing) and this was an additional incentive to consider redevelopment.

Site and project

- 6) The property is 10.1 acres according to the applicant.
- 7) Water and sewer is available.
- 8) There are now 9 duplex buildings with 18 total dwelling units.
- 9) The road into the site is presently a Town road.
- 10) Proposal. The site would be completely redeveloped. The applicant looked at a project in Exeter that he likes (see photo below). He is contemplating a senior project with a few large buildings. He has talked about 4 story buildings. They would need to have elevators so he prefers having fewer buildings. He is contemplating a gated community with controlled access. He would likely have a private road/driveway rather than a Town road.
- 11) Buffers. It will be desirable to retain as much of the existing wooded buffers along Dover Road, Bayview Road, and Beard's Creek as practicable. The existing buffers are dense and mature. Most of the trees along Bayview Road are deciduous. There are a number of large evergreen trees along Beard's Creek.

Zoning

- 12) Conditional use. *Elderly housing, multiunit* is permitted in the Coe's Corner Zoning District by conditional use.
- 13) Wetland and Shoreland Districts. The project is subject to the Shoreland and Wetland Overlay Districts. There is a 75 foot setback from Beard's Creek in the Shoreland District (unless it is tidal, to be clarified). The wetland buffer is 75 feet (unless Beard's Creek is tidal)
- 14) Building height. The maximum building height is 30 feet, and 35 feet at the discretion of the Planning Board.

Number of units

- 15) Number of units. Mr. Chase said he contemplates having at least 200 dwelling units at this point, but he has not given us a specific desired number yet.

The Coe's Corner zone requires 4,200 square feet of lot area per dwelling unit. According to the applicant (This will be confirmed when surveyed), the site contains 10.1 gross acres which equals 439,956 square feet. This would allow for 104.75 dwelling units. See the density bonus, below, for elderly housing. With the elderly bonus (See below), this would allow for *a maximum potential* of:

- one bedroom units. $104.75 / .33 = 317$ units
- two (or more) bedroom units. $104.75 / .5 = 209$ units

*Note that there are numerous constraints in the zoning ordinance and site plan process so the actual number of developable units may well be lower or significantly lower than these figures.

- 16) Lot area definition. The density is based on the gross lot size as "lot area" is defined in the zoning ordinance as follows:

Lot area – The total horizontal area within the confines of the boundary lines of a lot. The "lot area" shall not include any part of a public right-of-way which it fronts or abuts.

- 17) Elderly housing bonus. From the Zoning Ordinance:

175-56. Special Situations Affecting Dimensions.

A. *Density*.

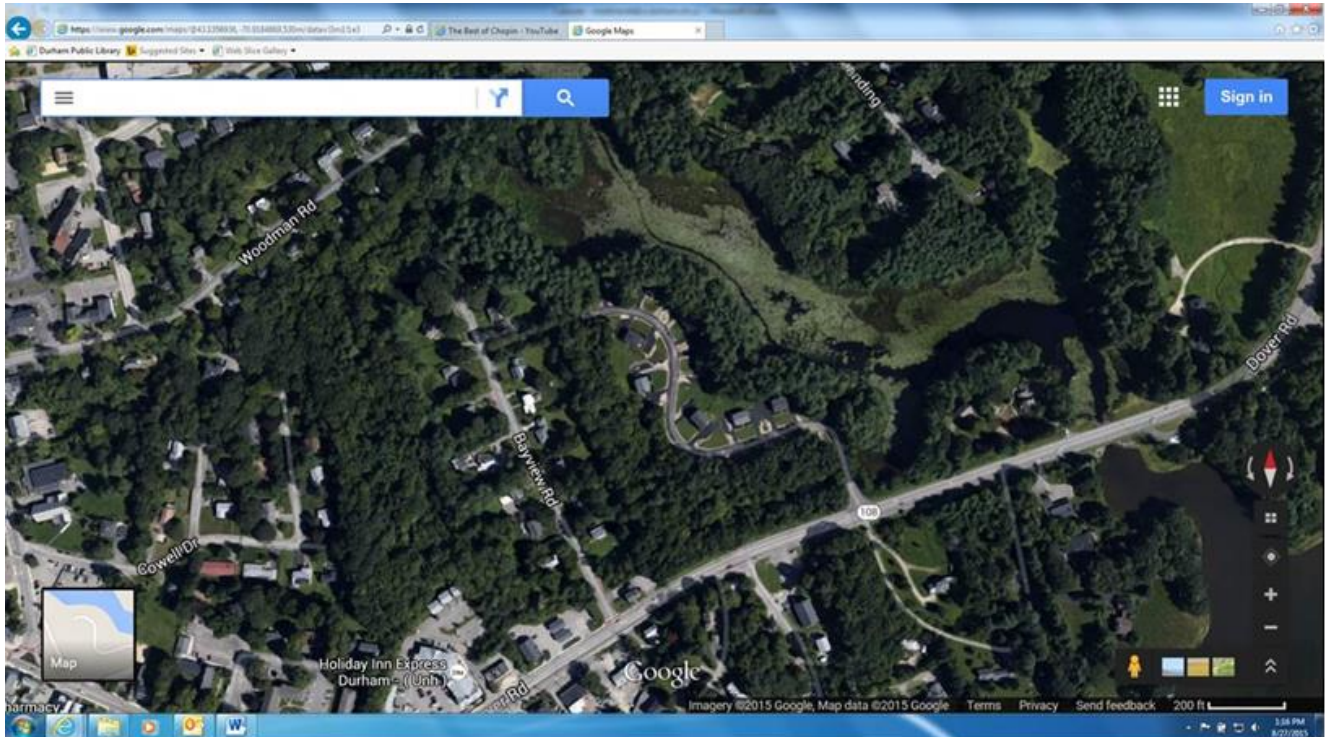
1. Density for elderly residential uses. In determining the maximum density for Elderly Housing, Eldercare Facilities, and Nursing Homes, the following provisions shall apply to the entire development:

- a dwelling unit containing one bedroom or a studio unit without a separate bedroom shall count as 0.33 dwelling units for the purpose of the density calculation
- a dwelling unit containing two or more bedrooms shall count as 0.50 dwelling units for the purpose of the density calculation
- four (4) beds or accommodations for four (4) residents in those facilities that do not provide dwelling units shall count as one (1) dwelling unit for the purpose of the density calculation

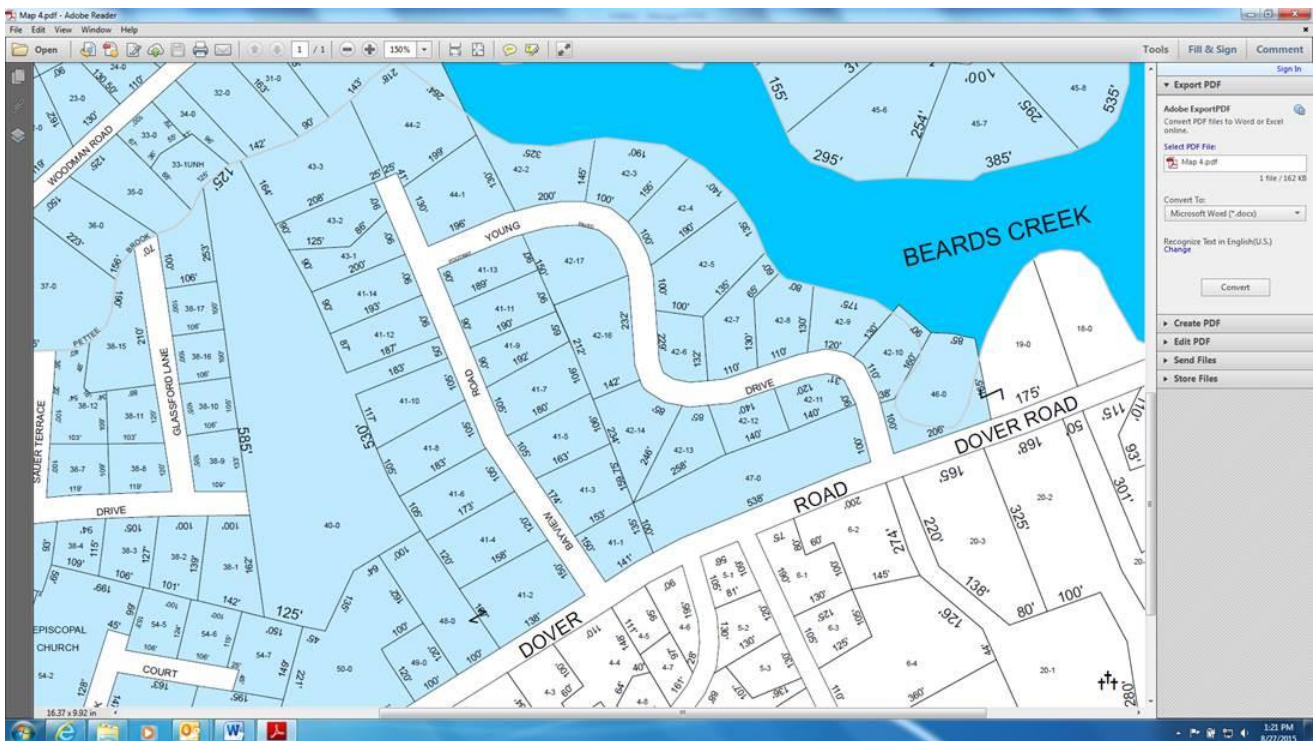
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Images

Aerial view. It appears that a fair amount of the buffer along the westerly side is actually on the Bayview Road house lots.



Tax map. The property includes all of the lots along Young Drive from Dover Road to Bayview Road except for Lot 46-0 (on the right side just as you enter the development) and the 2 lots at the end fronting on Bayview Road.



- 18) Exeter model. Here is a view of the project in Exeter that Mr. Chase thinks could be a good model for the project.

