



MICHAEL BEHRENDT
Director of Planning and
Community Development

Phone: (603) 868-8064
mbehrendt@ci.durham.nh.us
www.ci.durham.nh.us

Town Of Durham
8 Newmarket Road
Durham, NH 03824-2898

MEMORANDUM

TO: Planning Board and Durham Business Park Design Committee

FROM: Michael Behrendt, Durham Town Planner

DATE: November 16, 2015

SUBJ: Harmony Homes – Project at Durham Business Park - **APPROVAL**

The Durham Business Park Design Committee met on four occasions - July 22, August 20, September 16, and November 10, 2015 – to review the proposed design for Harmony Homes by the Bay. The committee members are Kitty Marple (Town Council representative), Steve Roberts (Planning Board representative), Todd Selig (Town Administrator), and Michael Behrendt (Town Planner). Barbara Dill served as the Planning Board alternate.

The committee voted (4-0) to APPROVE the project on November 10 with the following conditions and clarifications:

- 1) Elements of review. All four elements of the project, as delineated in the Durham Business Park Design Guidelines, were approved, including the site design, building design, landscape design, and lighting design.
- 2) Site plan. The site plan was approved. The most recent site plan is dated October 28, 2015. This approval includes the minor changes proposed to be made to this plan (as presented in the draft conditions of approval presented by the Town Planner to the Planning Board on November 18, 2015).
- 3) Architecture. The architectural renderings were approved. This includes the detail sheet dated October 14, 2015 and the elevation drawings dated October 27, 2015.
- 4) Window trim. The windows will be prefinished in bronze color. The applicant has not selected a specific window yet. Once the windows are selected the dark trim paint color will be selected to match that bronze color. So the dark trim will be close to, but not necessarily, Otter, as shown.
- 5) Roof. The roof is to be architectural shingles in a grayish color harmonious with the other colors of the building.

- 6) Barn. This approval includes the rendering of the barn as shown in the 2-page drawing dated November 18, 2015 (The 4 elevation drawings on page 2 were submitted at the request of the committee and conform to the specifications discussed with the committee).
- 7) Lighting plan. The lighting plan was approved with the footcandles as shown (2.99 maximum). Cut sheets must be provided to the Town Planner to show all lights as shielded and dark-sky compliant. Additional lights may be installed at the rear of the buildings, between the buildings, and along the footpaths directly behind the buildings.
- 8) Fence. The fence along the paddocks is approved as shown on the detail in the site plans. It will have wood posts and be five feet high +/- . There may be 3 or 4 rails as determined by the applicant.
- 9) Outstanding items. There are several outstanding items still to be reviewed in the future, including the entrance sign, design of the single or two-family senior house, a gazebo if one is added, and the design for the dock if one is proposed later.
- 10) Street trees. Street trees are approved and may be installed at the applicant's discretion, provided the trees are deciduous and spaced at least 50 feet apart (on each side of the road).
- 11) Utilities. All utilities will be buried throughout the site (except, of course, for structures such as transformers which inherently must sit on the ground). The electric pole is situated right on the front property line and the electric line is buried from this point throughout the property. This condition is considered to meet the requirement.
- 12) Utility elements. All transformers, generators, dumpsters, and other utility structures must be screened from view.
- 13) Changes. Any proposed changes to the project which would reasonably be deemed to have a potentially significant impact on elements that are subject to review by the Durham Business Park Design Committee shall be brought back to the committee for binding review. The Town Planner shall use his reasonable discretion in determining which proposed changes to present to the committee for consideration.