



TOWN OF DURHAM
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NOTICE OF MODIFICATION

Project Name: Madbury Commons
Project Description: Mixed use project
Address: 17 & 21 Madbury Road
Applicant: Golden Goose
Property Owner: Golden Goose
Map and Lot: Map 2, Lots 12-3 and 12-4
Zoning: Central Business District
Date of approval: July 23, 2014

The Planning Board approved this Modification on July 23, 2014. The Modification was approved for the following changes in the *Site Plan and Conditional Use* that was approved by the Planning Board on February 12, 2014. The conditional use allowed for encroachments within the 75 foot wetland buffer prescribed in the Wetland Conservation Overlay District. Most of the changes occur within the 75 foot buffer and are thus changes in the conditional use and the site plan approval. Some of the changes occur outside of the buffer area and are thus changes in the site plan approval only.

- 1) The original approval shows a transformer surrounded by grass at the southwesterly corner of the building within the wetland buffer. The change removes the transformer replacing it with permeable pavers. The transformer will be relocated out of the wetland buffer, at the easterly end of the court, screened by 6 foot high lattice fencing on all four sides and with landscaping on two sides – facing the court/boulevard and facing Madbury Road.
- 2) Five window wells are added along the southerly side of Building B. One of the wells will be located in the wetland buffer.
- 3) A drip strip along the southerly side of Building B is replaced with a gutter system. The underground drain pipe is increased slightly in size. The rip rap at the outlet is slightly relocated and reshaped. The outlet and a portion of the drip strip and drain pipe are/were located in the wetland buffer.
- 4) The footprint of Building A is adjusted slightly, as shown on the drawing submitted via email from Barrett Bilotta on July 23, 2014. There will be a small section of the building located within the buffer where the building had not been located in the original approved drawings.
- 5) The addition of 2 new transformers at the northerly end of the site within the wetland buffer.