



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, November 9, 2016

XIII. **Young Drive Redevelopment**. Design review (preliminary) application for the redevelopment of Young Drive into a senior housing project (55 years of age +). Young Drive, LLC, owner; Francis Chase, agent. Map 4, Lots 42-2 through 42-14, Lots 42-16 & 17, Lot 47-0. Coe's Corner Zone.

- I recommend discussing the project, setting a public hearing for December 14, and setting a site walk for earlier than December 14.

Please note the following:

Process

- 1) Conceptual. A conceptual discussion were no notices nor public hearing involved with the conceptual discussion.
- 2) TRG. I will forward notes from the TRG meeting this past Tuesday.
- 3) Site walk. It would be useful to meet on site before the public hearing.
- 4) Sterling Hill. The applicant is looking to Sterling Hill development in Exeter as a model. It would be worthwhile for individual Planning Board members, or for the board as a whole to visit there.
- 5) Conservation Commission. It would be helpful for the applicant to have a preliminary meeting with the commission as there will likely be a dredge and fill needed, along with a conditional use and variance for activity within the buffers.
- 6) Conditional Use and Variances. We will determine which specific conditional uses and variances may be needed.

Site and project

- 7) Senior housing. The project would be age restricted to 55+.
- 8) The property is 10.1 acres according to the applicant.
- 9) Water and sewer is available.

- 10) There are now 9 duplex buildings with 18 total dwelling units.
- 11) Road. The road into the site is presently a Town road. The applicant wishes to build a new road and retain it as a private road. Mike Lynch, DPW Director, thinks it is better to have a Town road since many residents complain about lack of services in these situations. This is an issue to be discussed.
- 12) 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.
- 13) Architecture. Architectural review would be involved.
- 14) Bayview Road. We will need to determine what kind of road/sidewalk connection to Bayview Road is appropriate, if any.
- 15) Community Facilities. The applicant does not propose having a community building at this time. There would be appropriate facilities located in one of the buildings.
- 16) Parking. There would be garage parking under each building. This would be located underground or slightly bermed/screened with walls so that it is not visible at grade. I strongly recommend that the amount of parking in front of the buildings be significantly reduced as the parking areas as now shown would detract from the character of the project.

Zoning

- 17) Conditional use. *Elderly housing, multiunit* is permitted in the Coe's Corner Zoning District by conditional use.
- 18) 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 though I believe that it is not tidal)
- 19) Building height. The maximum building height is 30 feet, and 35 feet at the discretion of the Planning Board. It appears that variances would be needed for height.

Dwelling Units

- 20) Number of units. The applicant proposes 160 units. They would be all 2 bedroom with possibly a few 1 and 3 bedroom units.
- 21) Condos. The applicant intends to sell the units as condos.