



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, February 8, 2017

- XI. **Public Hearing - 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. Eric Metz, consultant. Dennis Quintal, engineer. Gary Lowe/Ned Adams, Lowe Associates, architect. Jeff Brown, attorney. Map 4, Lots 42-2 through 42-14, Lots 42-16 & 17, Lot 47-0. Coe's Corner Zone.
- Updated information is enclosed. I recommend the Planning Board close the design review, if appropriate (though the applicant will likely request this).

Please note the following:

- 1) Updated information is enclosed. This includes a memorandum, updated site plan, and five views into the property.
- 2) Views into site. The applicant has created five views into the property from two vantage points on Dover Road, two on Bayview Road, and one on Beard's Landing Road. Some patching and creative applications were needed to produce these. The vantage points for the Dover and Bayview Road renderings are essentially the centerlines of the road. The vantage point for the Beard's Landing rendering is approximately the location of the house on the lot.
- 3) Balloons. The applicant has also installed a number of balloons on site so that interested neighbors, citizens, and Planning Board members can get a good sense of the height of the proposed buildings. The balloons are situated at the ridge lines, the highest point of the buildings. You will see that the applicant erected wooden poles to support the balloons, rather than tethering them to string as is customarily done.
- 4) The applicant has indicated that they will ask to close the design review on February 8. They will need a few variances so they plan to apply to the Zoning Board of Adjustment shortly. Depending on the outcome with the ZBA they would return to the Planning Board with a formal application.
- 5) Subcommittee. The applicant met again with the Young Drive Subcommittee (Andrew Corrow and Jim Lawson) on Thursday, along with Mary Ellen Humphrey, Economic

Development Director, Audrey Cline, Building Official, and me. I will send minutes of the meeting shortly (They will also be posted on the website).

- 6) The applicant has made several positive changes as noted in the memorandum. The buildings have been removed from the 75 foot shoreland buffer. Parts of the large buildings, the clubhouse, and the townhouses are located within the 75 foot wetland buffer so a variance would be needed for those structures. The road is allowed within the wetland buffer by conditional use, though the parking spaces would also require a variance.
- 7) Emergency access. The applicant spoke with the Fire Chief about the road. It appears that it may not be necessary to connect the road to Bayview with an emergency access, but we will clarify this with the Fire Chief as part of a formal application. If possible, the buffer would remain between Young Drive and Bayview Road with land marked for potential future emergency access connection if that were deemed necessary in the future.
- 8) Variences. As we have noted before, for large complex projects it is beneficial that they be presented to the Planning Board under the design review as a first step. This allows the Planning Board and the applicant to work on the preliminary design and make adjustments prior to the applicant's spending large sums on engineering for a formal application. Often, on these projects one or more variances are needed. Of course, the ZBA reviews such requests in a rigorous manner based upon the variance criteria. The Planning Board may have acquired significant insight into the project having spent many months reviewing it. *I recommend that the board discuss whether it wishes to convey any comments to the ZBA regarding the applicant's prospective variance application.* The key variances at this point are for the setback from the wetlands and for the building height (30 feet to the midpoint between the eaves and ridge, or 35 feet at the discretion of the Planning Board). The applicant will meet with Audrey Cline and I prior to submitting any variance application in order that we can note precisely which variances would be needed.