



TOWN OF DURHAM
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Town Planner's Recommendation

Madbury Commons
Wednesday, 27, 2013

- I recommend that the board discuss the revised plans (enclosed), provide direction to the applicant, set a date for a site walk, and continue this to April 10 (whether as a continued preliminary or a formal application)

Please note the following:

- Revised building elevations in color are enclosed
- Todd and I met with the applicant on March 18. We talked mainly about two issues which the applicant pointed to as the most significant issues – the mass of the building and the commercial space.
- The applicant said that they might be able to push the building back along the front about 8 feet but did not think it would work to go further back.
- The applicant said they might be able to incorporate office space on the second floor along Madbury Road but would need to somehow increase the density elsewhere on the site
- It was mutually acknowledged that the more the density can be pushed to the rear of the site, the better.
- I think the revised front elevation along Madbury Road is really very good. The applicant added an opening on the right for pedestrian access into the courtyard.
- But the mass as shown on the side elevations remains very substantial. Is there a way to work through this???
- A site walk should be set with a request to stake each of the building corners and place balloons at each building corner showing the height at that location, to give an overall sense of mass.
- At some point soon, it would be valuable for the applicant to provide a very simple scale model showing the mass of the proposed building and neighboring buildings.
- I suggested the applicant meet with some other town boards to get their input – including the Conservation Commission, Energy Committee, and Economic Development Committee. We appreciate that the applicant has been very diligent in trying to set up meetings with those boards as soon as possible.
- Though we have a very full agenda on March 27, it would be helpful if the board could spend a half hour on this item to allow for remarks from the applicant, to provide some feedback, and to set up a site walk.