



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, May 10, 2017

- VIII. ***Public Hearing – UNH Water Treatment Plant.*** The University of New Hampshire proposes a new 41,800 square-foot water treatment plant to replace the existing facility. The original plant was constructed in 1935 with limited upgrades performed in the 1970s. The capacity will increase from 1.5 million to 2 million gallons per day. The facility is located on the Oyster River off Waterworks Road to the west of the railroad tracks. Presented by Doug Bencks, Director of Campus Planning. Presented for nonbinding comments in accordance with RSA 674:54 Governmental Land Uses.
- I recommend the board hold the public hearing, close the hearing, and then provide nonbinding comments to UNH.

Please note the following:

- 1) **RSA 674:54.** This project is presented in accordance with RSA 674:54 Governmental Land Uses. See the statute below. UNH is required to present the project to the board but the Town does not have approval authority. The Planning Board may offer any nonbinding comments to UNH.
- 2) **Plans.** See the detailed plans included in the submittal. The memorandum from Doug Bencks, Director of Campus Planning, explains the project and provides some background on the site. The submittal includes a cover memo, a campus map, plan notes, the existing site, layout plan, grading and piping plan, demolition and erosion control, pipe layouts in the building, floor plans, and architectural elevations.
- 3) **Presentation.** In keeping with Town policy there will be one presentation and the Planning Board will be able to provide any nonbinding comments and recommendations to UNH on the proposal. We do not present UNH projects at TRG meetings but on this particular project I have asked for written/email comments from the Public Works, Building, Police, and Fire Departments.
- 4) **Project.** The project includes a new building, demolition of the existing building, and extensive site changes, including new driveways and parking areas, changes to pipes and utilities, regrading, new drainage structures, and new lagoons.
- 5) **Location.** The site is not visible from any public roads. It is located on the Oyster River, off Waterworks Road, to the west of the railroad tracks. It is located to the east of, and just beyond, UNH's College Woods.

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6) Town water system. For your general information, according to the website of the Public Works Department, “The Water Division, in conjunction with the University of New Hampshire, is responsible for the operation and maintenance of the Lee Well pump station (325,000 gallons per day), 30 miles of pipe, two water storage tanks (3,600,000 gallons), one pressure reducing station, one booster station, 160 fire hydrants, 1200 water meters and inspection of water service installations.”

7) 674:54 Governmental Land Uses.

I. In this section, "governmental use" means a use, construction, or development of land owned or occupied, or proposed to be owned or occupied, by the state, university system, the community college system of New Hampshire, or by a county, town, city, school district, or village district, or any of their agents, for any public purpose which is statutorily or traditionally governmental in nature.

II. The state, university system, community college system of New Hampshire, county, town, city, school district, or village district shall give written notification to the governing body and planning board, if such exists, of a municipality of any proposed governmental use of property within its jurisdiction, which constitutes a substantial change in use or a substantial new use. Written notification shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the governmental nature of the use as set forth in paragraph I, and a proposed construction schedule. Such notification shall be provided at least 60 days prior to the beginning of construction. Either the governing body or planning board of the municipality may conduct a public hearing relative to the proposed governmental use. Any such hearing shall be held within 30 days after receipt of notice by the governing body or planning board. A representative of the governmental entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations. The governing body or planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations to the sponsor of the governmental use within 30 days after the hearing.

II-a. Any use, construction, or development of land occurring on governmentally owned or occupied land, but which is not a governmental use as defined in paragraph I, shall be fully subject to local land use regulations.