



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, November 29, 2017

- IX. **Public Hearing - Riverwoods Continuing Care Retirement Community (CCRC) – Stone Quarry Drive.** Site plan, lot line adjustment, and conditional use application for CCRC to be located on a vacant 11.3-acre site in the northeast quadrant of the junction of Route 108 and Route 4 (one lot in from Route 108). The project will contain 150 independent-living apartments, 24 assisted-living apartments, 24 memory-care units, and 24 skilled-nursing units. Applicant - The RiverWoods Group, c/o Justine Vogel, CEO. Property owner - Rockingham Properties, c/o Dave Garvey, partner. Engineer – Jeff Clifford, Altus Engineering. Landscape architect – Robbi Woodburn. Architect – AG Architecture (Milwaukee). Attorney – Sharon Cuddy Somers, DT&C. Map 11, Lots 8-1 through 8-15. Office Research District
- I recommend that the board discuss the project - focusing on the new construction management plan and the parking calculations - and continue the review, including the public hearing, to December 13.

Please note the following:

- The Planning Board started a discussion of a draft Notice of Decision on October 25. The discussion was continued to November 8 but the applicant postponed that discussion to November 29.
- Given the busy agenda, the applicant has suggested that we focus on the construction management plan and parking calculations. Of course, other topics worthy of discussion may arise as well.
- A handful of mainly minor changes have been made to the site plan (Sheet C-2 only) as noted on the November 20 letter from Jeff Clifford, design engineer.
- The Planning Board decided earlier to hold off on any final action until the issue of the PILOT (payment in lieu of taxes is resolved). The discussions between Riverwoods and the Town about the PILOT are continuing.