



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Project Review
Wednesday, June 13, 2018

- X. **Riverwoods Construction Plan.** Stone Quarry Drive. 1) Amendment to approved construction management plan as part of site plan for Riverwoods Continuing Care Retirement Facility and 2) Conditional use for activity within the wetland buffer to allow for construction staging on opposite lot on northeasterly corner of the intersection of Dover Road and Stone Quarry Drive - Map 11, Lot 8-16. Riverwoods Durham, applicant. Rockingham Properties, landowner. *Recommended action:* Set public hearing for June 27.
- I recommend that the Planning Board schedule a site walk and set a public hearing for June 27

Please note the following:

- Riverwoods would like to use the lot across Stone Quarry Drive for a construction staging area. This request is an **amendment** from the approved site plan. Given the extent of the and that this is located on a separate lot, it should be treated as an amendment (which involves notices and a public hearing) rather than a modification which does not involve any notices nor hearing.
- This is also an application for a **conditional use** for activity within the wetland buffer.
- See the enclosed materials describing the project. The applicant will submit additional information addressing the 8 general criteria and 4 specific criteria which I will forward to the board
- A reclamation plan is also needed. If the application is approved, it should include the required reclamation and a surety to cover the reclamation.
- The Site Plan Regulations require a 50 foot landscaping strip along Route 108 per section 5.7.3. A waiver would be needed for the activity up to the front property line. The setback requirement would not apply to a gravel storage area.