



**TOWN OF DURHAM**  
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**Town Planner's Project Review**  
**Wednesday, July 25, 2018**

- X. **35 Madbury Road – parking improvements.** Site plan application to improve configuration of parking for Lambda Chi Alpha fraternity. Golden Goose Properties, c/o Ken Rubin, property owner. Map 2, Lot 8-11. Professional Office District.
- I recommend that the board accept the application as complete, schedule a site walk, and set a public hearing for August 8.

Please note the following:

- 1) **Application.** The application is to reconfigure the existing parking on the site. Generally, the modifications are adjustments rather than significant changes.
- 2) **TRG.** The site is very tight, so the applicant is working to fit the needed parking in as best as possible. The TRG met on site with Ken Rubin on July 3. Staff also met with Ken Rubin on site on other occasions to try to figure out the best way to fit the parking. I will send minutes of the TRG meeting separately. I will ask for signoffs from each department.
- 3) **Site walk.** A site walk would be helpful to see the constraints.
- 4) **Design.** The spaces on the right side extend onto the adjacent property. The applicant said he will obtain approval to use these spaces. The Town will need to receive a written approval prior to the spaces being used (and at least a preliminary okay prior to construction). The two perpendicular spaces on the right side probably need to be reconfigured as they would not allow for one to back into the adjacent parallel space. The spaces will be striped. The applicant believes that no trees will need to be removed to accommodate the revised parking plan, though some are shown being impacted by the front parallel spaces.
- 5) **Screening.** It would be helpful to install an opaque fence or comparable plants, if practical to buffer the view toward the 4 parking spaces in front of the building (to a height of 3-1/2 feet).

- 6) Parking requirements.
- a) The Site Plan Regulations require one off-street parking space per resident for a fraternity. I don't believe there are that many spaces on site but the applicant is increasing the number and thus improving the situation.
  - b) The regulations require parking at the side or rear of buildings (10.4.1 a. and b.) unless the board determines that is not practicable. I think that is the case here. The four spaces in front are being moved a few feet forward in front of the building.
  - c) The regulations require that spaces be designed so that vehicles need not back onto a public road (10.4.1 d). Several vehicles will need to back onto Madbury Road but that is currently the situation. The number needing to back onto the road is likely being reduced.
  - d) The regulations call for spaces to be 9 feet x 18 feet. The spaces in the front meet that. Compact spaces must be 8 feet x 16 feet. No more than 30% may be compact spaces. Five out of 13 spaces are proposed for compact spaces. This is a change from the existing situation so a waiver would be needed. The compact spaces will need to be marked on site.
  - e) For the 6 perpendicular spaces on the right side some kind of barrier would be needed or a waiver approved (10.4.3 a).
  - f) The regulations call for a drive aisle of 24 feet (10.4.3 c) and a minimum driveway of 20 feet (10.5.6) but the existing width is far less than that. A waiver would not be needed unless any section is being reduced from the existing.

(over)



Lot 8-11:

