



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, January 9, 2018

XII. **Public Hearing - 25 Madbury Road – Changes to the Building**. Site plan for expansion and reconfiguration of building housing Kappa Delta Sorority and minor site changes. Conditional use for expansion of use, exceeding 30 feet in building height, and construction within the Wetland Conservation Overlay District. The square footage will be doubled approximately and one floor will be added. The number of beds will not increase but the bedrooms will be reconfigured. Alpha Sigma House Corporation of Kappa Delta Sorority, owner. Art Guadano, AG Architects, architect. Mike Sievert, MJS Engineering, engineer. Map 2, Lot 12-2. Central Business District.

➤ I recommend that the board hold the public hearing, discuss the project, and continue the review to January 23.

Please note the following:

- 1) **Final action**. The project is not ready for final action as we are waiting for the survey of the lot (due January 18). The board accepted the project as complete on December 12, subject to submitting the lot survey. If all is in order we could shoot for final action on January 23.
- 2) **Updated plans**. Revised documentation was submitted on January 3: plans, a drainage report, a construction management plan, and responses to comments that I sent to the applicant. I will review all of the new documentation in the next few days.
- 3) **Conditional use**. A conditional use is needed for the three items included in the agenda. The applicant has addressed the 8 general criteria and 4 specific criteria for the WCOD.
- 4) **Project Review**. See my project review for the December 12 meeting for more information.
- 5) **Site walk**. The board held a site walk on December 19. Minutes from the site walk are included in the packet.
- 6) **Conservation Commission**. The conditional use for activity within the WCOD was presented to the Conservation Commission on December 17. Bart McDonough, chair of the Commission, send me this email afterward: "A positive recommendation subject to the following conditions: (1) supplemental, low-impact stormwater apparatus/

landscaping techniques to be deployed on-site, to be located at the base of the proposed re-grading in order to intercept stormwater and mitigate the runoff's impact to the wetland, (2) the identification and documentation of significant trees must occur and a plan to preserve them, and (3) any ideas or suggestions that arise from the schedule site walk to improve the site and reduce the impact within the wetland buffer area be taken into consideration.”

Commission member Michael Morneault attended the Planning Board’s site walk. Commission member Walter Rous visited the site on his own and noted to Michael Morneault: “I took a look. I agree that there isn't much to protect - a degraded wetland and trees that are underwhelming. If they execute good construction practices I concur with you and I think the rest of the Commission that we won't object. I do think it might be worthwhile asking, since there will be a basement and presumably a foundation drain leading out to daylight, whether vertical filtration against the foundation wall wouldn't achieve the same goal with less encroachment and possibly less expense.”

I have asked Mike Sievert to respond to Walter Rous’s last comment.

- 7) Energy Checklist. We are meeting with the applicant on Monday to discuss the Energy Checklist.
- 8) Concerns. What questions and concerns do Planning Board members have about the project and the revisions?