



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, July 8, 2020

VIII. **Public Hearing - Bagdad Wood – 3-story addition.** 38 Madbury Road. Site plan for addition with 26 dwelling units and expansion of parking area by 33 spaces. Conditional use for height to exceed 30 feet. Bagdad Wood, a nonprofit development, includes 40 apartments for residents who are at least 62 years old or handicapped/disabled. Bill Walker, c/o Housing Initiatives of New England Corporation, property owner. Mike Sievert, MJS Engineering, engineer. Mike Lassel, Lassel Architects. Robbi Woodburn, Woodburn & Company Landscape Architecture. Tax Map 2, Lot 10-4. Professional Office District.

➤ I recommend that the board discuss the application, hold the public hearing, and continue the review and hearing to July 22.

1) Please note the following:

2) Review. The project won't be ready for final action on July 8 because Mike Sievert is still discussing the stormwater design with Public Works, there are a few other issues to work through, and the conditional use sign was not installed 10 days before the hearing. I usually remind the applicant but forgot to do so in this case. The sign is now up. (It is a discussion for another day whether this sign requirement is appropriate.)

3) Site walk. The board is holding a site walk on Wednesday at 4:00 pm.

4) Conditional use. The building will exceed 30 feet. It will be just under 35 feet which is allowed by conditional use. The applicant has addressed the conditional use criteria for building height in the likelihood that a conditional use will be needed.

5) Nonprofit organization. The property is owned by Housing Initiatives of New England, a nonprofit organization. The property makes a payment in lieu of taxes (PILOT). The applicant should meet with Jim Rice, assessor, to discuss this.

6) Energy checklist. The applicant is submitting the checklist shortly.

7) Density. The application meets the density requirements.

8) Parking. The application meets the parking requirements.

- 9) Lighting. The maximum lighting level allowed in the PO District is 8 footcandles on the ground. Along the addition it is as high as 15 footcandles. The bollards are not shielded but this may be acceptable for 50” high bollards.
- 10) Retaining wall. We need a detail about the retaining wall. Is this intended for residents to be able to sit on it?
- 11) Snow storage. Snow storage areas are shown on the site plan in cross hatching along the perimeter.
- 12) Stormwater. Public Works is reviewing the stormwater plan. Several basins are situated in the setbacks. They are permitted in the setback areas.
- 13) Utilities. Public Works will review the proposed expansion of water and sewer to serve the addition.
- 14) Solid waste. There is an existing dumpster at the front of the property. It is well screened and barely noticeable. The location works well for trucks so I don’t think it needs to be relocated. The applicant should meet with the Public Works Department and a representative from IWMAC about recycling.
- 15) Buffering. We will look closely at buffering from Dennison Road. A number of trees are being removed including numerous mature oak trees. There will be several drainage structures along the perimeter. The site backs up to two houses on Dennison (rented to tenants?) and the middle school for which site walk has begun on the new school.
- 16) Solar. Is the applicant willing to explore adding solar panels to the roof?
- 17) Bike storage. Bicycle facilities should be incorporated.
- 18) Construction Management Plan. Mike Sievert is submitting a plan.
- 19) PILOT. The applicant will meet with Jim Rice, Assessor, to discuss the payment in lieu of taxes (PILOT).
- 20) Other issues ***. Are there other issues that the board should look at?