



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**Town Planner's Review**  
**Wednesday, March 23, 2022**

- IX. **32-34 Madbury Road – Expansion of Apartments.** Site Plan and Conditional Use Application for new 3-story building with 6 dwelling units and 17 beds (at northeast corner of Garrison Avenue intersection). The existing apartment which is a nonconforming use can be expanded up to 50% by conditional use. AAM Durham Residences, LLC, c/o Craig Pfannenstiehl and Megan Thayer, property owner. Mike Sievert, Horizons Engineering, engineer. Market Square Architects, architect. Robbi Woodburn, Landscape Architect. Map 2, Lot 10-3. Professional Office District.
- I recommend that the board accept the application as complete and schedule a public hearing.

Please note the following:

- 1) Preliminary application. The board reviewed a design review application for the project on November 10 with the public hearing on December 8. The board held a site walk on December 4.
- 2) Expansion of nonconforming use. Multiresidential is no longer allowed in the Professional Office District other than as a conditional use, adaptive reuse in an existing building (CUA). Nonconforming uses may be expanded by up to 50% under Section 175-28 D by conditional use. The applicant addressed the eight conditional use criteria.
- 3) Technical Review Group. The application was presented to the TRG on March 15. I will send notes of the meeting shortly.
- 4) Occupancy. The existing building has 12 dwelling units and 34 beds (with 34 occupants). The proposed new building would add 6 units and 17 beds for a total of 51 occupants. The proposed new building would have five 3-bedroom units and one 2-bedroom unit.
- 5) Stormwater and utilities. The applicant will work with Public Works on these items. Water and sewer are available at the property. A large drainage basin is shown at the corner of the property. All utilities need to be underground. It was suggested that they include solar, but the orientation of the building may not be conducive to solar.

- 6) Bicycles. Four bike racks are shown. It would be desirable to provide a roof for the bikes. There seems to be room for a shed between the buildings. The applicant said there is not room for bike storage in the buildings.
- 7) Parking. The regulations require two spaces per dwelling unit. There will be 18 units total so 36 spaces are required. 40 spaces are shown. It is desirable to reduce the size of the parking lot as much as possible. One more accessible space is needed. The applicant applied for a waiver for the number of spaces, but I don't believe that one is needed. At least one recharging station should be included. How is loading handled?
- 8) Architecture. The design is subject to the architectural regulations. The applicant modified the design from the original in response to comments. The design is very attractive. We will need specifications for materials and colors (off white rather than white for trim is suggested). I believe the clapboards will be Hardiboard (or equivalent) and the trim will be Azek (or equivalent). What is the siding for the dormer? A few suggestions: wider cornerboards at the outer corners, wider mullions between the three windows in the middle, a white baseboard right above the brick foundation, lower brick pedestals under the columns at the entry, wider columns above those pedestals and a small base and top for the capitals, revise detail where cornerboards meet the raking cornice, and most significantly include black windows. Black windows are a little more expensive, but they add a good deal of character and would complete the composition.
- 9) Footpaths. The applicant should submit a sample of the proposed paver for the footpaths. The area where the parking lot cuts into the footpath should be truncated so the footpath extends straight through.
- 10) Landscaping. It is important to buffer the parking lot from the road as much as possible. Lilacs are shown but an evergreen hedge is preferred. Is there sufficient space for the elm tree proposed in the peninsula in the parking lot?
- 11) Lighting. The highest level of foot candles is 5.4. This should be reduced somewhat. There is also ambient light from streetlights and neighboring properties. The heights of the fixtures are 10 feet and 12 feet which seems appropriate.
- 12) Signage. The yield sign should be changed to a stop sign. A sign for the property is proposed on the plan. The design should be submitted later.
- 13) Trash and Recycling. The existing dumpster should be replaced with a dumpster and recycling area situated on a concrete pad with a surrounding fence. The applicant should meet with Public Works or the IWMAC to discuss a recycling plan. It was suggested that the applicant explore including composting if possible.

- 14) Energy Checklist. The applicant will submit the energy checklist.
- 15) Floorplan. The TRG discussed changing the interior door on the first floor at the end of the corridor to a transparent door or eliminating the door. The layout of the units seems conducive to potential change conventional households in the future. There is a fairly large common area and bathrooms separate from the bedrooms.
- 16) Address. The existing building is 32 Madbury Road. I suggest making the new building in the front 32 Madbury and changing the rear building to 34 Madbury. I find that the most effective way to number the units is 1A, 1B (first floor), 2A, 2B (second floor), etc.
- 17) Impact Fee Waiver. The applicant should submit a request for a waiver on the school impact fees since the property will most likely be occupied by college students.
- 18) Madbury Road improvements. The applicant is talking with Public Works about coordinating construction with the upcoming improvements to Madbury Road.
- 19) Snow storage. The areas for snow storage shown on the plan will need to be modified so that no snow is stored in landscaped areas.
- 20) Property management plan. The applicant should speak with the Police Department about incorporating appropriate strategies to manage noise and security. It would be helpful for the applicant to speak to how they deal with disruptive tenants.
- 21) Construction Management Plan. This will be submitted.