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**Town Planner's Project Review**  
**Wednesday, February 12, 2025**

- VIII. Public Hearing - **Riverwoods – Phase II**. Stone Quarry Drive. Preliminary Design Review application for development on the northerly side of Stone Quarry Drive including two senior housing buildings with 55 units, a club house, a maintenance building and associated parking areas, utilities, and other site improvements. Riverwoods Durham, c/o Natalie Belanger, property owner. Erik Saari, Altus Engineering, Engineer. Chris Boldt, DTC Lawyers, Attorney. Office Research District. Map 209, Lot 33. Recommended action: Hold public hearing and then decide whether to close or continue public hearing,
- I recommend that the board hold the public hearing and then decide whether or not to close the preliminary review.

Please note the following:

- 1) Design review. This is a preliminary design review application. These are typically, but not necessarily, closed after the public hearing. Either the applicant or the board can close the review. It should be continued if both parties think more discussion at the preliminary level is worthwhile. A number of issues will be coordinated with staff in the coming weeks to address several outstanding questions so that the applicant can properly prepare their formal application.
- 2) Revised plan. A revised plan is in the packets. Engineer Erik Saari noted, “Here is a revised concept that explores the idea of the 30’ front setback. It allows us to move the building on the right completely out of the wetland buffer and reduce the buffer impacts for the rest of the site. We’ve also removed the sidewalk to DPW per the request of the Planning Board (sorry Rich and April!).” The Planning Board is holding a public hearing on its proposal to reduce the front setback in the zone (but not along Route 108) from 50 feet to 30 feet.
- 3) Sidewalk. If I recall correctly, Em stated at the meeting that ze thinks the sidewalk should not be extended to DPW due to maintenance costs for the Town. Rich Reine conveyed to me that there are two trailheads near DPW at the end of Stone Quarry Drive and Riverwoods residents do walk back here. So, he believes that there needs to be a sidewalk to this vicinity and that it should be located on Riverwoods property

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since the need is driven by Riverwoods. Rich believes there should be a crosswalk here and possibly inclusion of a flashing beacon. We will continue this discussion.

- 4) Road reconfiguration. The updated plan shows the prospective relocation of Stone Quarry Drive with a larger radius. The staff will continue this discussion with the applicant whether or not this is something that the Town wants to pursue.
- 5) Variances. The applicant will need several variances. Several issues have arisen relative to the Zoning Ordinance including whether the maintenance building and club house would be considered accessory uses. The staff will meet soon to clarify this question for the applicant so that they can apply to the Zoning Board of Adjustment for the needed variances.
- 6) Formal Review. After the applicant has applied for the necessary variances they can submit a formal application to the Planning Board when they are ready.
- 7) Public Works. Rich Reine has conveyed that specific information will be needed with the formal review (as specified in the Site Plan Regulations) regarding stormwater, the stormwater checklist, a traffic study (at the discretion of the board), and sewer and water impact studies. He has shared the construction standards with the applicant.