



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, January 22, 2025

- X. **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 Engineer, Engineer. Chris Boldt, DTC Lawyers, Attorney. Office Research District. Map 209, Lot 33.
- I recommend that the applicant present the project and the public hearing be scheduled.

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.
- 2) Variances. The applicant will need significant variances as there are buildings and parking lots situated within the 75 foot wetland buffer. Nonresidential structures and accessory structures are allowed within the buffer by conditional use, including the club house and the maintenance building.
- 3) TRG. The applicant presented to the Technical Review Group on January 14. Notes from the meeting will be provided shortly.
- 4) Taxability. The question arises whether the proposal will be taxable or subject to a payment in lieu of taxes (PILOT). The main Riverwoods campus pays a PILOT. This depends in part on whether the main use is classified as multi-unit senior housing which is allowed in OR by conditional use or as a senior care facility which is allowed by right. The main campus is a continuing care retirement community (CCRC) which is classified as a senior care facility. The staff will meet with the applicant at some point and make this determination.
- 5) Accessory uses. We will need to determine whether the clubhouse and maintenance garage are accessory uses. A garage is not allowed in the OR zone though a clubhouse is allowed by conditional use. They are allowed if considered

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accessory. However, accessory uses sit on the same lot as the principal uses they serve and both of these uses will also serve the main campus on a separate lot.

- 6) Road configuration. The applicant is speaking with Public Works about possibly giving the road a much bigger turning radius. This would allow vehicles, in particular DPW trucks, to maintain their speed. Now when they slow down for the turn at the corner they are pretty noisy.
- 7) Sidewalk. The TRG discussed whether the sidewalk should be extended further on Stone Quarry Drive and whether the sidewalks should have curbing or use a swale in between the sidewalk and the road.
- 8) Stormwater. DPW will probably want a third-party review (paid by the applicant) for the stormwater once the formal application is submitted.
- 9) Traffic study. The applicant will probably submit a traffic study with the formal application.
- 10) Current Use. A portion of the potential development is within land designated as current use. As such, a new map would be needed to delineate the land to remain in current use and the land that will no longer qualify. Additionally, a land use change tax will need to be issued for any land being disturbed that is designated current use. The applicant should speak with the Town Assessor when they are ready to move forward.