



TOWN OF DURHAM
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Town Planner's Recommendation
Durham Town Hall
Wednesday, July 10, 2013

Public Hearing on proposed **new Durham Town Hall**. Conversion of former bank building including alterations, additions, and site changes. Town of Durham, applicant; Art Guadano c/o AG Architects, architect. Tax Map 5, Lot 2-7, **8 Newmarket Road**, Church Hill Zoning District. Presentation, public hearing, and prospective non-binding comments pursuant to RSA 674:54 Governmental Land Uses.

- I recommend that a notice be sent as shown below, incorporating any additional comments which the Planning Board would like to include

Please note the following:

- The public hearing was held on June 26, 2013 and a number of comments were made.
- I forwarded a copy of the draft minutes to the board members today and asked them to submit their comments to me by Tuesday morning, July 9. I will then organize those comments and email them to the board by the end of the day this Tuesday, July 9.
- The board can then review those comments and formulate its nonbinding comments for the Town Council
- At the public hearing the issue of the shed-type addition on the left side of the building. I don't think that any changes be made to this addition other than adding landscaping to the front to screen it. The HDC reviewed this element carefully and recommended only that landscaping be added to the front. There is about a foot of ground in front of the addition so vines could be planted. The staff discussed making the window a little smaller and Art Guadano will revise the drawings for submission to the HDC later for approval.
- At the public hearing the idea of installing porous pavement was discussed. I strongly recommend against this. Joe Persechino, engineer, estimates this would cost \$104,000 to install. For an established site this would not be appropriate. The cost-benefit would be way out of line for such an expenditure. The amount of impervious surface is being somewhat reduced and two rain gardens are being installed. This is an appropriate modification.

Draft

NOTICE OF REVIEW

Project Name: **New Durham Town Hall reviewed per RSA 674:54**
Project Description: Additions and alterations to former bank building
Address: **8 Newmarket Road**
Applicant: Town of Durham
Engineer: Tye and Bond
Property Owner: Town of Durham
Map and Lot: Tax Map 5, Lot 2-7

Zoning: Church Hill
Date of review: June 26, 2013

The project described above was reviewed by the Durham Planning Board on June 26, 2013, and a public hearing was held that same evening. The Planning Board submits the following nonbinding comments to the Durham Town Council pursuant to RSA 674:54 Governmental Land Uses: