



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, January 22, 2014

VIII. ***Public Hearing - 49 Main Street.*** Design Review for redevelopment of a commercial site with a three-story **mixed-use building**. Paul Eja, proprietor of **Pauly's Pockets**, applicant; Michael Sievert, MJS Engineering, engineer; Clint Forrest, building designer. Tax Map 5, Lot 1-2. Central Business Zoning District. ***Recommended action:*** Discussion, continue public hearing and design review to February 12.

➤ I recommend discussion, continue public hearing and design review to February 12.

Please note the following:

- Updated plans and architecturals are enclosed
- The applicant is shooting to submit formal plans for acceptance at the February 26 meeting
- The applicant said that their goal is to obtain Planning Board approval by March 26
- The applicant said that they hope to start construction in late April
- The applicant will need a variance for the 37 foot height and expects to submit for the February 11 ZBA meeting.
- We would like to see the agreement between the Town and Mill Plaza that allows the Town to maintain this park. The park area is on the Mill Plaza property.
- We will want to see samples of proposed materials soon – the low walls along the plaza.
- I met with the Paul Eja, Mike Sievert, and Clint Forrest, their building designer yesterday. The renderings are coming along well. I provided numerous comments to them and they expect to have another iteration of drawings to show to the board on January 22.
- Robbi Woodburn is working on a landscaping plan for the park.
- Creation of the plaza and park will be a partnership between the Town and Paul Eja. Mr. Eja will help pay for the project and the Town will contribute materials and labor.
- Mr. Eja will contribute toward the proposed sewer extension down Main Street to Mill Road (related to the Orion project, as well) through engineering designs to be prepared by Mike Sievert.
- Most of the investment into the architecture should occur on the front and side elevations. It would not make sense to spend a great deal on the rear area which will not be that visible. The regulations state: *10) Visibility. The less visible or prominent a structure or façade, the more flexibility in applying the standards. For example, less strict review is in order for a building located a good distance from the road or for one that is partly obscured by another structure.*