

Site Walk of October 4, 2013

25-35 Main Street. Formal site plan application to redevelop three lots into a mixed-use student housing development. The proposal involves rehabilitating the houses at 25 and 35 Main Street, demolishing the houses at 27 and 29 Main Street, demolishing or relocating the barn in the rear, erecting two new houses fronting on Main Street, erecting two large new buildings, one in the rear and one fronting on Main Street. Orion Student Housing, Bill Fideli and Philip Wills, applicant; Allen and Major, engineer; Lisa DeStefano and Adam Wagner, DeStefano Architects, architect; Tim Phoenix, attorney. Tax Map 5, Lots 1-6, 1-7, and 1-8, Central Business Zoning District.

Present:

Representative Applicant: Phil Wills, Bill Fideli, Michael Malynowski (Allen & Major), Robert Harbeson (DeStefano Architects)

Planning Board Members: Peter Wolfe, Richard Kelley, Andrew Corrow, Councilor Julian Smith, Councilor Jim Lawson.

Town Planner: Michael Behrendt

Members of the Public: Councilor Robin Mower

Site walk began at approximately 2:00 PM

1. Mr. Harbeson gave the assembled group a rundown of the site and of the proposed project.
2. There was some discussion about the sidewalk in front of the property. Mr. Behrendt and Mr. Kelley recommended that the sidewalks be expanded to 6 – 8 feet. As a result the existing light poles within the ROW may need to be reset.
3. Councilor Smith mentioned that there are only 6 parking stalls on the plan. He asked if the applicant knew what the commercial enterprises or uses would be.
4. There was discussion on the need to incorporate as much vegetation as possible.
5. There was extensive discussion on the building and if there would be adequate access for fire/safety vehicles. The Durham Fire Department has taken this plan under advisement.
6. The property will have porous pavement throughout.
7. The applicant stated that for snow removal, snow would need to be taken off site.
8. To date there have been no soil borings, however, it was mentioned that the site has ledge and clay. There was discussion on how the ledge would be handled and if blasting would take place.

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9. There will be no processing of stone on site.
10. The applicant has pulled the current parking plan for the site which consisted of an off-site parking lot.
11. Councilor Mower asked if there would be covered bike storage.
12. There was a discussion about parking on the site. Orion has other parking areas off the proposed site. Mr. Fideli also stated that parking space and bed rent is separate.
13. The development will consist of 1, 3 and 4 bedroom units. It will be developed at 390 sf per occupant.
14. There will be ADA compliant units.
15. It was pointed out on the site plan that there is very little space between the Building "A" and the adjacent building/lot to the east. It was noted that in addition to the proposed retaining wall the removal and resetting of the existing field stone wall would be required.
16. It was noted that existing conditions assessment and monitoring of adjacent foundations would be required for the removal of ledge.
16. Councilor Mower asked about possible solar panels.

Site walk ended at approximately 3:00 PM

Respectfully submitted by,

Andrew Corrow