

Site Walk of July 17, 2015

Design Review (Preliminary Application)

Harmony Homes - Eldercare Facility at Durham Business Park,

John Randolph, Harmony Homes, applicant.

Tax Map 11, Lot 27-1 through 27-7.

Present:

Representative Applicants: John Randolph, Harmony Homes, Mike Sievert, MJS Engineering, Brandon Holben and Margaret Robidoux, McHenry Architecture.

Town Planner: Michael Behrendt

Town Code Enforcement Officer: Tom Johnson

Town Administrator: Todd Selig

Planning Board Member/Alternate Members: Andrew Corrow, Barbara Dill

Alternate Council Representative: Kitty Marple

Member of the Conservation Commission: Rob Sullivan

Site walk began at approximately 9:00 a.m.

1. Mr. Sievert outlined the site and began the site walk. He oriented the group to the property and the orientation of building numbers 1, 2 and 3.
2. Mr. Sievert pointed out the wetlands and the setbacks on the plans. He pointed out that the water table is high in the low areas and pointed out where the catch basins are located. There was a brief discussion on non-exempt wetlands and what may constitute one.
3. Mr. Behrendt asked what improvements will be made to the road. At this time there will be no improvements to the road. It is now a private road. Mr. Sievert mentioned that he may recommend a 1 inch overlay to the road surface.
4. Mr. Sievert pointed out the water line and indicated how it would be tied into the site. He pointed out the sewer pump station and said that it had been there since the site was established. Councilor Marple asked how the pumps were. Mr. Sievert stated that the pumps needed to be repaired as they had been "cannibalized" over the years. He stated that Mr. Eric Chinburg would be financing those repairs. Mr. Sievert mentioned that it will need to be discussed, with Durham DPW, who will be financially responsible for the pumps.
5. All electric will be underground starting from the pole at the beginning of the property.
6. The sidewalk will be separated from the trail. The walking trails will be gravel, crushed stone and asphalt.

7. All buildings will be ADA compliant.
8. From the pump station to Route 4 will be all conservation land; as outlined on the plans.
9. The duplex will be 55+. It could possibly house a caretaker or a medical provider.
10. Phase 3 is not part of this site plan approval. It will come to the board in the future. The structure may be a support building.
11. Mr. Sullivan asked about the treatment of storm water. Mr. Sievert stated that although the plan had not been engineered yet the site will be able to meet all the treatment requirements.
12. The group moved to the location of Building #1. Mr. Sievert oriented the group to the site. The building is 142 feet deep and will be parallel to the road as seen on plan.
13. Mr. Sievert stated that the site would be balanced with regards to the movement of earth on the site.
14. Mr. Behrendt asked about the building heights. He stated that if the building is low and not prominent from the river, it will be received better.
15. Mr. Sullivan asked a question whether or not fertilizer would be used. There was discussion about the fertilizer ordinance and treatment areas near water; the river.
16. There was discussion on how the DBP Design Review Committee conducts business. Mr. Behrendt stated that there would be a meeting on July 22d at 1:00 PM at the Town Hall.

Site walk ended at approximately 10:30 a.m.

Respectfully submitted by,

Andrew Corrow, Secretary