

Durham Planning Board
Town of Durham
8 Newmarket Rd.
Durham, NH 03824-2898
(603) 868-8064

July 07, 2016 Rev.

Subject: Wednesday, 6/22/16 Planning Board Site Walk – 2 Brook Way.

4:00 PM, 2 Brook Way – Café and Performance Area. Design Review (preliminary) application for the development of a café inside an existing student apartment building and an outdoor performance area. Paul Berton, Fall Line Properties, LLC, property owner; Mike Sievert, MJS Engineering, engineer. Professional Office District. Map 2, Lot 9-4.

Planning Board Attendees;

Alan Bennett, Bob Brown, Andrew Corrow, Barbara Dill, Jim Lawson, Wayne Lewis,
William McGowan, Lorne Parnell, Paul Rasmussen, Stephen Roberts

Town Staff Attendees;

Michael Behrendt, Mary Ellen Humphrey

Applicant Attendees;

Paul Berton, Mike Sievert

Public Attendees;

None

Mike Sievert outlined the projects design elements and answered questions with support from Paul Berton. Note photos for site view.

1. Stage outline was shown by yellow caution tape on ground. Back wall of stage will be a level 10' elevation on NE back property line (variance required). Roof rises from 14' to 16' above front edge of stage. Roof would cover stage area and the 10' sidewalls designed to project sound outward toward Paul Business Center & Stoke Hall.
2. Sound engineering by an Acoustical Engineer (similar to one used for doggy day care project), sound equipment by Bose could service both inside and outside performance areas and achieve a moderate sound level per code.
3. The interior performance space/food and beverage area includes the current enclosed room and an extension to the building over the current deck area. (see photo's)
4. Dumpster to be located at side of building, exact location TBD.
5. Alcohol will be served in a controlled environment. Limits will be established so facility does not turn into some kind of bar.
6. Will video tape locations where cash is exchanged.
7. Looking for a Public Hearing to understand receptiveness, suggestions and concerns.
8. The proposed business needs to operate 11 months of the year to prosper. Seven months for students, remainder for Durham community. (Academic vs Non-academic)
9. Formal landscaping plan to be developed later.
10. Current plans would: remove trees beyond East of tape, like to keep fence in East ROW (max height to escape setback requirement noted).

11. Current fence and trees along Garrison Ave will be revised to control overcapacity and support changing entrances by venue. Right now would keep trees and redesign fence and the two entrances.
12. Discussion about adding an entrance along Brook way for better control of ticketed events.
13. The upper parking area (one way) would be for residents who currently rent 24 spaces. The lower area has 30 spaces for the musical events and the Cafe’.
14. Discussion on need for variances for the; use, setbacks and required parking and availability of downtown parking areas during hours of operation.

Mary Ellen Humphrey stated that she is looking for the projects business plan and wanted to understand the amount of public support for a venue for the arts.

Planning Board members voiced their concern about: the need for many variances, impact on the public from the open air public entertainment and how the effect of project would evolve in the next 10 years should it be approved. The need for another public venue for the arts was mentioned in support of the project.

Site review ended at 5:15 PM.

Submitted by Stephen Roberts





