

**Technical Review Group (TRG)**  
**Tuesday, October 18, 2016**  
**Town Council Chambers**  
**NOTES OF MEETING**  
***\*2 Brook Way Sorority\****

**TRG members present:**

Michael Behrendt, Town Planner  
Andrea Bodo, Historic District Commission  
Barbara Dill, Planning Board Representative  
Mary Ellen Humphrey, Economic Development Director  
Mike Lynch, Public Works Director  
John Powers, Deputy Fire Chief  
Paul Rasmussen, Planning Board Representative

**Applicants present:**

Paul Berton  
Sandy Grossman, Phi Sigma Sigma  
Chris Wyskiel, attorney  
Katie Wonnenberg, VP Phi Sigma Sigma

**Other present:**

Andrew Corrow, Planning Board chair  
Robin Mower

**2 BROOK WAY - SORORITY**

The sorority will be alcohol free. This is their national policy. There will be a live in house director.

The first floor will have a kitchen, common room, and suite for the director.

They plan to improve the exterior as a classic New England building.

There are 24 parking spaces in the upper lot and 32 in the lower lot. Zoning requires 1 parking space per occupant. Paul Berton said they will address this.

It will need to be confirmed that parking is required for the director, and clarified whether the habitable area applies to the director.

The applicant originally said there would be 32 residents but if they have more

habitable area and the architect can accommodate more residents there could be up to 38 residents.

There are no plans for the volleyball court yet. It might be made into a picnic area.

Paul Berton said there were no problems with the utilities.

Michael Behrendt suggested when a site walk is done with the formal application it would probably make sense to look at the interior since that is relevant to the conditional use review.

John Powers said there would probably be some tweaks needed with the alarm and sprinkler for a conversion from apartments to a sorority. He said the Life Safety code requires 200 square feet per person. There is an exemption to this requirement that could be sought. John believes this is for gross square footage. If so, it would probably be met given the 150 square foot requirement for habitable area (net) under zoning.

Paul Berton said this would probably be a lease with an option to buy.

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Respectfully submitted,  
Michael Behrendt, Durham Town Planner/TRG Chair