

**Technical Review Group (TRG)**  
**Tuesday, March 28, 2017**  
**Town Council Chambers**  
**NOTES OF MEETING**

**PHI SIGMA SIGMA**

**TRG members present:**

Michael Behrendt, Town Planner  
Dave Kurz, Police Chief  
Mike Lynch, Public Works Director  
Matt Wilder, Fire Department

**Applicants present:**

Chris Wyskiel, attorney

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Chris Wyskiel gave a brief overview of the project. He said this will probably be a lease with an option to buy. He said maintenance with UNH has never been a problem. UNH paves the road. They will probably record a cross easement with UNH dealing with access and utilities.

Mr. Wyskiel said the utilities will all be underground except for one existing short section. There is a sewer line across the subject property serving a property on Strafford Avenue. Mike suggested writing an easement for it. Mr. Wyskiel said that probably would not be needed.

They hope to start construction by June and have the sorority move in this Fall. It is possible they could not start until later in which case they would continue the building as apartments for members of the sorority and make the changes for the Fall of 2018.

Chief Kurz said there were problems with the former fraternity but he doesn't see any concerns now. He doesn't think access for the sorority across the UNH road is an issue.

Mr. Wyskiel said they may want to remove the arborvitae. He said the building is now sprinkled. He said the construction would likely be phased. They would coordinate with Town staff on this. There are several fire hydrants nearby so this is not a concern.

Mike said there is probably no recycling now. The group discussed how this could be done, with bins inside and totes outside. DPW would pick up the recycling, which it does on Fridays. This can be coordinated later. The dumpster should be screened on two sides, toward the rear property. Michael said the recycling plan should be worked out prior to a certificate of occupancy.

The property owner has started to do the siding now. Michael said he should have waited until the site plan approval as architectural design is part of the review. But Michael did not see a concern because the applicant is using wood clapboards (pressed wood). He said that hardboard is preferred as it is probably more durable. He said the colors look fine so he did not expect concerns, but asked Mr. Wyskiel to convey to the property owner that he should not do any other work, especially on the porches, now as there may be some architectural details to work out as part of the site plan review. He said the railings should not be made of vinyl per the regulations.

The group discussed bicycle storage. There is none now. Michael said that with existing sites there is some flexibility under nonconforming provisions in the site plan regulations. He asked about having inside storage instead of on the porch. Mr. Wyskiel said there is no space inside. He said there should be room for a few bikes on the porch. He suggested that having 12 storage spaces seemed reasonable. There could be 4 on the porch and 8 outside.

Michael asked about signage. He said the zoning ordinance pretty much controls signage but it is appropriate to give the Planning Board an idea of what is contemplated as part of site plan review so that the board can make comments (pursuant to the site plan regulations). Mr. Wyskiel said he would try to get a sample of what they have in mind shortly.

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