

Technical Review Group (TRG)

Tuesday, June 20, 2017

Town Council Chambers

NOTES OF MEETING

****Riverwoods Marketing Center***

TRG members present:

Michael Behrendt, Town Planner

Audrey Cline, Building Official

Mary Ellen Humphrey, Economic Development Director

Dave Kurz, Police Chief

Corey Landry, Fire Chief

Mike Lynch, Public Works Director

Nathaniel Morneault, Planning Board member

Todd Selig, Town Administrator

Randall Trull, Deputy Fire Chief

Applicants present:

Jeff Clifford, Engineer

Alyssa Manypenny Murphy, Architect

Sharon Cuddy Somers, Attorney

Riverwoods is leasing around 1,200 square feet in the house and the barn for 5 years. They don't believe they would need the site after that. The law firm will remain in the house. Dave Garvey has some other plans for the house also.

Audrey noted the barn can not be occupied yet. Alyssa said there are no services to the barn.

Jeff said the pavement between the barn and house will be removed. They are moving the culvert. Electric will remain overhead. The septic tank will be obsolete when the sewer is extended.

Audrey asked about the handicap parking space. She said the person would be in the travelway to get to the house. The travelway is narrow and the applicant is requesting a waiver for the width. She suggested relocating it next to the house. There is a bulkhead there now. There was discussion about placing it on the left side as you enter with the space parallel to Route 108. The applicant will look at this.

Michael noted when snow falls off the roof it could end up in the travelway which is narrow. They might need to lose one or two parking spaces near the entry where the compact spaces are now. Jeff said they would still meet the zoning requirement.

Alyssa said the barn will have wood clapboard, either the existing or new that would be very close to the existing wood clapboard. Recognizing that the Town does not have review authority in this zone for architectural design, Audrey questioned the design of the windows on the long side of the barn and said it is not in keeping with the character of the barn.

Neither building on site is sprinkled. The applicant is not planning to sprinkle the buildings.

Mike asked where snow will be stored. Jeff said there is some room on three sides of the parking lot. Michael suggested showing snow storage areas and a plan on the next set of revised drawings.

He suggested the applicant submit revised drawings for the July 12 Planning Board meeting. Jeff said he would be out of town next week and said he could have drawings by Thursday, July 6. Michael said that would be tight since the packets are sent the next day and that would not give much time for staff review. Michael said there is no specific deadline for revised plans since each situation is unique. Since the plans are not expected to change much he said July 6 would be fine. Jeff said the changes should be minor and based on what is discussed today, and that it would be difficult to get them earlier. Michael said July 6 would be okay. Revised drawings would be sent in the packet that is mailed the following day.

Mike asked about the dumpster. The applicant is discussing how to handle trash. They are thinking of using barrels. Will the dumpster be retained? Will the existing fence around it remain? They will discuss this and let us know. Corey said any combustible materials must be kept at least 50 feet away from the building.

Mike discussed recycling and said Public Works will pick up recycling for free. Michael asked the applicant to coordinate directly with Mike about a recycling program for the site.

Mary Ellen asked when they hope to occupy the site. Sharon said they are seeking

Planning Board approval on July 12 and would then start construction in August. They hope to be open this Fall.

Dave said there are no significant police concerns. He said sight distance is good. He will need a contact for the site.

Michael asked about the variance for the 100 foot front setback. Sharon said they will submit their application and be on the ZBA agenda for July 11.

Michael asked about the one-way pattern with an entrance directly on Route 108. There seemed to be consensus that this direction was better than entering from Stone Quarry Drive. Michael said that we would probably need an okay or letter from NHDOT on the changes to the site. This could be provided after approval.

Michael said a bicycle rack should be included. He asked the applicant to look at that. Michael encouraged the applicant to add shrubs along Route 108 to buffer the site. He said for existing sites like this, elements like landscaping are handled at the reasonable discretion of the Planning Board. Jeff noted there are a number of crabapple trees there now, in the DOT right of way. The applicant will look at adding some shrubs.

The applicant said they have discussed stormwater management with April Talon and that she did not have concern.

Michael asked them to submit a cut sheet of the new light when they have it. He said if the existing light that is not shielded turns out to be glary they would need to remove or shield it. He asked that the applicant submit a general design for the sign. The applicant said there might be a directory sign. If so, this would probably be reviewed by Audrey.

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