

Technical Review Group (TRG)
Tuesday, July 18, 2017
Town Council Chambers
Tavern Way Project
NOTES OF MEETING

TRG members present:

Michael Behrendt, Town Planner
Andrea Bodo, Historic District Commission
Audrey Cline, Building Official
Dave Kurz, Police Chief
Nathaniel Morneault
April Talon, Town Engineer

Applicants present:

Tom Toye

9 TAVERN WAY SITE PLAN

Mr. Toye explained the project. There are 3 apartments now, 1 on the first floor. They will remove the dance studio on the first floor. The space will be available for different functions, birthday parties, fundraisers. The horse stalls may become artisan space. They have a real estate operation in Dover – Arthur Thomas Properties and Brokerage - but decided not to move it here. They will have meeting space here though. There are no plans now for the third floor.

Audrey said the SBA approved 2 apartments with no conditions. Mr. Toye said each is around 750 square feet. He is working on floor plans but won't be changing the floor layout. There are no tenants now. They maintain their residence in the house. There is an accessory apartment in the house that is rented.

Andrea said this is outside of the Historic District. She is happy that the barn is being restored. She knew the Bonnells when they lived there many years ago and ran the Mill Pond Center. She suggested expanding the National Register and Local Historic Districts to include this property. Michael mentioned that properties on the National Register can use the 20% investment tax credit for rehabilitations. Mr. Toye said he didn't think that tax credit would be worthwhile for this project. He will maintain the barn but is not sure about doing a restoration. Andrea suggested that there might be LCHIP (Land and Community Heritage Investment Program) money to help.

Mr. Toye said they are fixing up the exterior. They put on a new roof. There is damaged siding. They will paint the exterior. There will be no aesthetic changes. They plan to change the entrance to move it to the rear including the ramp. A karate club uses the

building a few nights each week.

Mr. Toye said the fire department has looked at the sprinklers, which are on all 3 floors. They may need some improvements.

April asked about the driveway. Mr. Toye said they will make some improvements. Andrea asked about another way out of the property. Mr. Toye said there was a driveway but it is grassed over and not passable. Michael said this might be in the area covered by the conservation easement.

Mr. Toye said they will take up the damaged pavement and smooth it out. They may widen the driveway in some places. The fire department brought their truck down recently. For the parking area he said they may do minor grading but it has not been a problem with vehicles passing. The only problem has been at Route 108.

Mr. Toye said there are 2 large cisterns in the basement of the barn.

April said the driveway probably works okay. Audrey said she is concerned when there are lots of cars coming out. Perhaps there should be traffic control for large events. April said NHDOT might require something. NHDOT is working on this section of Route 108 next spring.

Michael asked Mr. Toye how much activity there will be. Mr. Toye said he does not plan to renovate the art center.

Dave said having an on-site owner is helpful. There were problems in the past with large events. He said people parked on Route 108. Mr. Toye said he would like to host events and asked what the application process was. Michael said we will need to address this in the review, what the thresholds should be. Mr. Toye said he would like to host a few weddings each year but there would be reasonable limits. Audrey said he might want to put up a tent for special events.

The meeting adjourned.

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