

Technical Review Group (TRG)
Tuesday, October 3, 2017
Town Council Chambers
NOTES OF MEETING

Discussion of Riverwoods project

TRG members present:

Michael Behrendt, Town Planner
Audrey Cline, Building Official
Mary Ellen Humphrey, Economic Development Director
Dave Kurz, Police Chief
April Talon, Town Engineer
Randall Trull, Deputy Fire Chief

Applicants present:

Jeff Clifford
Jim Klett
Russ McLaughlin
Sharon Somers
Robbi Woodburn

Jeff passed out an updated site plan and explained the changes. The courtyard for the health center will be widened. There is some ledge there. Severino, the site contractor, will remove ledge from the site. Some will be crushed on site.

The finished ground elevation will drop a little. A story is coming off the health care wing.

They are adding back a portion of the retaining wall at the rear behind the health care center. Snow will be stored on the left side of the site but not in the buffer. It will be dumped over the guardrail.

They lost 5 exterior parking spaces but added 2 interior spaces.

Michael suggested adding steps or a handrail at the start of the trail as it is a little steep there. Riverwoods will look at this.

The applicant discussed curbing for sidewalks and said they are thinking of removing curbing along the sidewalk and extending the asphalt pavement with a stripe for walking. They said residents don't like curbing and it is a tripping hazard. They would use color for the sidewalk.

Dave expressed a concern with this approach due to the awareness of some of the drivers. Michael asked if this was driven by cost. He asked if there could be a landscaped median between the road and the sidewalk. Jeff said there is not lots of room for a median and that in the parking areas they need to get people from the parking spots to the sidewalk.

Dave asked if there would be curb stops. Jeff said in the parking area they would probably use bollards, one bollard at each parking space. Sharon said they will get back to us on this issue of the sidewalks.

April said she had no concerns about the proposed changes. She asked about lighting the sidewalk along Stone Quarry Drive. Robbi said they do not plan to light it due to concerns about the Dover Road gateway. Michael suggested using low key lighting like footlights. Robbi said they would prefer to use the same lights that are used in their parking lot. April thought that made sense.

April asked who would maintain the sidewalk on Stone Quarry Drive. Michael said it would be Riverwoods because the sidewalk is on their lot.

April said they may need a culvert at the left entrance to the site.

April asked about burying the overhead wires on Stone Quarry in front of the site. She said it would look better. Robbi said this is very expensive and that there are gas lines there. Michael said if the lines were buried it would make sense to do it from driveway to driveway. Riverwoods said they would look at this.

It was asked if there is a street light at Stone Quarry and Dover Road. April said there is one now.

Jeff said the water line will be looped on site and there will be 3 hydrants, 1 at the back of the site. There is also one at the Stone Quarry-Dover Road intersection.

Audrey had no comments. April had no more comments. Dave said he is concerned about having sidewalks without curbs. He would like to see more detail.

Michael asked about using sloped curbs or curbs shorter than 6". Jeff said if they used irregular curbing that would not be effective. Michael asked about using a rumble strip next to the walking shoulder. Jeff said that would not be good for bikes. People could still trip on that. He said they would need to use color to differentiate the path.

Dave said there have been discussions about the firing range. Michael mentioned the trucks and snow dump at Public Works.

Mary Ellen had no comments.

April asked about extending the sidewalk to the Marketing Center. Sharon said this is only for leasing short term and she didn't see that people would be going back and forth. Jeff said there will be a jitney to bring residents to places, available on demand.

Riverwoods does not yet know where their construction offices will be.

Michael asked about their timeframe. They will give a presentation on the revisions on October 11. Michael will prepare a draft set of conditions for October 25. Riverwoods is hoping for approval on November 8. Jeff said they will submit new sets of all 27 sheets after the October 11 meeting, around October 13.

April said the drainage plan looks fine.

Jeff will submit to Michael by email revisions for sheet C1 and C2 in time to mail to the Planning Board. Sharon said they may have an updated 3D model for the meeting.

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