

Technical Review Group (TRG)
Tuesday, August 1, 2017
Town Council Chambers
NOTES OF MEETING
RIVERWOODS

(The application for 8 Strafford Avenue was also reviewed at the meeting and is discussed under a separate set of notes.)

TRG members present:

Michael Behrendt, Town Planner
Audrey Cline, Building Official
Rene Kelley, Deputy Police Chief
April Talon, Town Engineer
Randall Trull, Fire Department

Applicants present:

Jeff Clifford, Altus Engineering
Ronald Beal, Altus Engineering
Sharon Cuddy Somers, DLC Attorneys
Robbi Woodburn, Landscape Architect
Jim Klett, AG Architecture
Russ McLaughlin, AG Architecture
Michael Miller, AG Architecture
Pat Gleason, Greystone Communities (real estate advisor)

Jeff Clifford presented the project. He said the boundary line adjustment will be submitted later. They are working out the land swap with the Town. They won't be able to save trees within the limits of construction. The high point of the ridge will be cut down around 18 feet. There will be underground stormwater detention systems.

The height of the retaining wall will be around 16 feet at the highest point along Route 4 and 12-1/2 feet toward Dover Road but they are working on the details.

There will be 2 hydrants on site. Sewer will go cross country. All of the sewer will be outside of the road pavement. They are putting the sewer across the adjacent marketing center to avoid cutting the trees along Dover Road in front of the property. Who will maintain the sewer on the private property? April said they

prefer that the Town maintains the line. We would need an easement. We could set this up like we did with Madbury Commons. April said it is cleaner if all of the sewer line is in the road. It is more maintenance otherwise. Jeff said they are threading the needle with the sewer line. April said we will need a calculation for the utility connection fee later. It is helpful to calculate it early on so there are no surprises.

April asked about the new DOT sign. Jeff said it is on the existing conditions plan but was hand measured. He said there will be silt fences at the limits of construction.

Rene said the Police Department will have comments later. He noted that lighting and security should be addressed.

Jim Klett and Michael Miller said there will be an outdoor carport. April asked about the interior courtyards and said there were issues at Harmony Homes with access through the doors.

April said it might make sense to loop the water on site. Jeff said they thought of placing a third hydrant at the rear and looping the water. Randall suggested doing this. Jim thinks the current plan meets the NFPA requirements but they could look at this.

The TRG discussed having a one-way drive behind the building. Michael said the construction extends very close to the lot line along Route 4 and we are trying to add as much buffer there as possible. If the driveway there is one way the construction could be pulled in some and allow for more vegetation for screening. Jeff said this could allow the driveway to be reduced from 24 feet wide to 15 feet wide. They will look at this with the Fire Department. It would still need to be paved, not gravel. It was noted that few visitors would drive around the building but if they did it would likely be in a counter clockwise direction so it would make sense for a one-way driveway there to be counter clockwise.

Michael noted the importance of buffering the building from Route 4 and Dover Road as it will be quite prominent and residents have expressed concern about visibility along the gateways. Robbi provided information about visibility of the project from Route 4, the Route 4 off ramps, and Dover Road. She did not think it would be very visible. People on the exit ramp will be looking forward. She said it is difficult to model this. She does not think it will be as much of a concern as some believe.

The wings of the building toward Dover Road will be 3 stories; the main spine will be 4 stories.

There will be blasting. The applicant will do a sonar study for the soils. By getting this wedge of land from the Town with a land swap there will be less impact on the wetland buffer.

The architect said the highest point will be 67 feet and the average will be 57 feet under the ordinance. Michael said we will need to look at the elevations, finished floors, and finish grades carefully to understand how tall the building will be and how it fits with the ordinance. The finished grades around the building will vary.

The applicant will submit the drainage analysis soon. They are working on the underground detention system. Jeff said they can't do rain gardens.

Michael asked April if public works could do the engineering review in house. She said she believed they would be able to. Audrey said they might be some special reviews for the building permit that would need to be done.

Michael mentioned possibly setting up an ad hoc committee to make nonbinding comments about the architectural design to the applicant and Planning Board. He said he hopes the applicant would be willing to meet with a committee if the board decides to set one up.

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