



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

***Town Planner's Recommendation***  
**Wednesday, August 23, 2017**

VIII. ***Public Hearing - 8 Strafford Avenue – Site Changes.*** Alpha Phi Fraternity proposes to add 8 parking spaces and make several drainage and other minor site changes. Applicant- Alpha Phi International Fraternity National Housing Corporation. Engineer – Tobin Farwell. Map 2, Lot 8-10. Professional Office District. ***Recommended action:*** Final action.

➤ I recommend approval as stated below, subject to any changes issues that may arise at the site walk on August 23, and subject to an okay from the Fire Department on the width of the driveway.

Please note the following:

- **Project.** Alpha Phi fraternity proposes to add 8 parking spaces for parallel parking along the side of the entrance driveway on the southerly side of the property, to make drainage improvements, add a landscaping buffer next to the parallel parking spaces, and add 2 accessible parking spaces.
- **Site walk.** A site walk is scheduled for August 23, at 4:00 pm.
- **Fire Department access.** The width of the driveway will remain 12-13 feet but I need an okay from the Fire Department that this will be workable with parked cars next to it.
- **Drainage.** I am waiting to hear back from April Talon on the revised drainage plan. I recommend approval unless April requests any changes.
- **Bike rack.** A bicycle rack should be installed with a location shown on the plans.
- **Snow storage.** The applicant will need to plow snow for the 8 spaces toward the rear of the property and not onto the landscaping in the buffer. This should be marked on the plans.
- **Turnaround.** The TRG and Planning Board discussed adding a turnaround in the rear parking lot to facilitate cars exiting from the spaces closest to the building without undue backing up. We can look at this during the site walk. Unless the board determines this should be incorporated (such as by removing 1 or 2 spaces) then I do not think that it is appropriate given the longstanding state of the parking lot. It is workable if not optimal.

*(over)*

**\*Draft\***  
**NOTICE OF DECISION**

**Project Name:** 8 Strafford Avenue – Parking and Site Improvements  
**Applicant:** Alpha Phi Fraternity  
**Engineer:** Tobin Farwell, Farwell Engineering  
**Map and Lot:** Map 2, Lot 8-10  
**Zoning:** Professional Office  
**Date of approval:** August 23, 2017

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This application is approved as submitted including all documentation submitted by and presentations made by the applicant with the following terms and conditions.

- 1) Revised drawings must be submitted including:
  - a) Approval block. Add an approval block on each page of drawings to read: “Final Approval by Durham Planning Board. Certified by Michael Behrendt, Town Planner  
\_\_\_\_\_ Date \_\_\_\_\_”
  - b) Drainage. Incorporate the revised drainage design into the project plans.
  - c) Bike Rack. Show an appropriate location for a bicycle rack, likely at the rear entrance, including at least 2 inverted-U type racks.
  - d) Snow storage. Add a clear note/directions that snow for the 8 new parking spaces must be plowed to the rear of the property and not toward the landscaping buffer next to the parking spaces.
  - e) Landscaping. Include shrubbery for screening in the landscaping buffer, consistent with that described in the application, to be first approved by the Town Planner.
- 2) Handicap parking. 1 accessible parking space shown may be converted to/retained as a conventional parking space at the applicant’s option if the required number of accessible spaces is shown to be 1 rather than 2 (If the total number of spaces falls to 25 then only 1 accessible space is required).
- 3) Completion. All the proposed and required improvements must be completed and approved by the Town prior to use of the 8 parking spaces.
- 4) Timeframe. This approval is null and void if the work is not substantially commenced within three years, by August 23, 2020.