



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, December 13

- X. **Public Hearing - 5-7 Jenkins Court and 60 Main Street.** Preliminary (design review) application for redevelopment of 5-7 Jenkins Court into 3-story building with retail, office, residential, and parking garage & addition of roof deck and third floor to 60 Main Street (Town and Campus Building). 60 Main R.E. LLC, c/o Pete Murphy, property owner. Mike Sievert, MJS Engineering, design engineer. Nick Isaak, architect. Map 2, Lot 14-4. Central Business District.
- I recommend that the board discuss the project as appropriate and close the design review.

Please note the following:

- The project was presented to the Planning Board on November 8 and the public hearing was held on November 29. I believe the board continued the design review to clarify some zoning questions.
- Pete Murphy, Mike Sievert, Audrey Cline, and I met today. We confirmed that the zoning does not permit a fourth floor (so a variance or zoning amendment would be needed to accommodate that).
- There is a portion of the residential use that is situated in the rear building which will be redeveloped. The applicant had hoped that the density for this area would be grandfathered against the current requirement for 600 square feet of habitable area per occupant. Audrey's preliminary view, as zoning administrator, was that this area would be grandfathered in accordance with section 175-28 C of the ordinance – continuation of nonconforming use. The current density, which is less than 600 square feet per occupant, would be grandfathered for this amount of area of the building even though the rear building will be new. The use is still grandfathered even though a portion of the building will be redeveloped. We will still need more historical information about occupancy of the building to give a final determination on allowable density.
- The applicant will probably have some new information to show the board at the meeting.
- After the design review is closed the applicant can submit a formal application when he is ready.