

Planning Board
Site Walk Minutes
5-7 Jenkins Court
November 29, 2017

Attendees

Planning Board

Bob Brown, Planning Board Secretary
Paul Rasmussen, Planning Board Chair
Carden Welsh, Town Council & Alternate Planning Board Member
Barbara Dill, Planning Board
Andrew Corrow, Planning Board
Lorne Parnell, Planning Board Member
James Lawson, Town Council and Alternate Planning Board Member

Michael Behrendt, Durham Town Planner

Applicant's team

Peter Murphy, Property Owner
Mike Sievert, MSJ Engineering

Others

Leslie Schwartz, Resident
J. Michaels
John Carroll, Resident
Diana Carroll, Resident
S.J. Luber
Mary Ellen Humphrey, Durham Economic Development Director
Steve Petrovitis
Richard Many
Roger Hayden, Owner Hayden Sports

Chair Rasmussen called the meeting to order at 3:02 pm.

Michael Sievert reviewed the Design Review plan. Discussion regarding if the current housing/apartments will be torn down. Some will be and then will be rebuilt in the new building. All will be new on the 2nd or 3rd floor of the new building.

Mike shared the drawings/renderings of the building from the front (Main Street) and the side (Jenkins Court). Question about the drop in elevation from Main Street to the back of the building, answer is 5 feet. Discussion of the parking garage, as well as access to the floors, including the stair wells.

There was discussion about the Top Floor, they are considering an enclosed "event" space, as well as possible agricultural uses, i.e. a greenhouse that would produce food year round.

There will be 6-12 tenants and there was discussion regarding the financial implications of the apartment rentals on the project.

There was a question regarding changes to the first floor and there will be some changing of windows and other design changes to insure a consistent Main Street presentation. There was some discussion on the architectural approach, with more to be discussed later in the process.

Mike Sievert and Peter Murphy led us on a tour of the upstairs apartment layout, including seeing the view from an apartment of the 66 Main Street lot next door. They pointed out what portions of the apartments will be demolished and which will stay. One and a half apartments will be demolished.

Discussion of the parking garage with the current plan for 10 spaces, but that may change downward if necessary. Access will be from Jenkins Court. Discussion about location of the dumpster(s) as well as a recycling plan.

Chair Rasmussen adjourned the meeting at 3:41 pm.