

Technical Review Group (TRG)
Tuesday, May 1, 2018
Town Council Chambers
NOTES OF MEETING
27 Durham Point Road and 195 Packers Falls Road

TRG members present:

Michael Behrendt, Town Planner
Audrey Cline, Building Official
Dave Kurz, Police Chief
April Talon, Town Engineer

Applicants present:

Mike Sievert

27 Durham Point Road – Driveway and Conditional Use. 1) Amendment to condition of approved subdivision to allow a new access and driveway and 2) Conditional use for driveway, utilities, and accessory structures to be situated within wetland buffer. Gregory Sancoff, property owner. Mike Sievert, MJS Engineering, Engineer. Map 11, Lot 34-1. RC District.

Mike Sievert gave an overview of the project. The driveway was for timber access. Audrey said the shared driveway is a problem. Mike said the new driveway goes all the way back to the proposed house.

Mike said the shared driveway has two steep sections that have an 18% grade and some sharp corners. He said the new driveway is pretty flat. He said the new driveway has better sight distance. Mike said the gravel driveway from the shared driveway to the new driveway is already in place. The applicant would likely be willing to leave it in place as a woods road. It could provide a second means of emergency access if needed.

It was noted that the Subdivision Regulations limit shared driveways to three lots but this situation is grandfathered.

Mike said that the electric line is in place along the new driveway. It is above ground. This will need to be addressed. Michael said he would clarify what is required under the Subdivision Regulations given when this lot was established.

Mike said there is a dock for the lot now that was permitted and installed by the Shaheens years ago.

Chief Kurz said he would write a memo about the sight distance. April said they will need to narrow the entrance. The driveway is probably 16 feet wide and then widens to 30 feet at Durham Point Road with the flare. Audrey said he wants to pull horse trailers. Mike said he does not know if the applicant intends to pave the entrance. He said it is about 2,600 feet long. There could be a reasonable radius at the mouth to accommodate horse trailers. Mike said the large gravel at the mouth will be removed.

Mike said they need an Alteration of Terrain permit from NHDES because so much ground is being altered for the driveway, plus septic, wetlands, and shoreland permits. They have all but wetlands. He said there are two small wetlands impacts, under 1,500 square feet. It would be minimum impact but this application is after the fact for work that was already done.

Mike said there is about 70,000 square feet of impact within the wetland buffer. He said much of the driveway would be collected and treated, as this is required with the Alteration of Terrain. It is now constructed and stabilized. Mike said the bad news is that the work was already done and the good news is that the work was already done. You can see it now.

The three owners along the shared driveway now are Sayre, Seidenberg, and Clark.

Michael said this would be presented to the Conservation Commission on May 10. They might want to do a site walk given the scope of the project. Mike said the biggest hurdle is the wetlands. NHDES frowns on filling any wetlands if there is an alternative. Michael said the alternative is the shared driveway but there are other issues that come into play there.

Chief Kurz, April, and Audrey all agreed this is a better location for the access. April said they will need to fix the entrance. Mike will check on how much paving is planned.

195 & 207 Packers Falls Road – Lot line Adjustment and Conditional Use. Lot line adjustment on Map 17 between Lot 14 and Lot 15. Conditional use for proposed driveway and utilities for new house to be located within the 100 feet wetland buffer. Both lots are owned by Daniel Huntoon. Mike Sievert, MJS Engineering, Engineer.

Mike said the owner will likely sell both lots. He lives out of town now. There was discussion about trucks for the new house damaging the shared driveway. Michael said this should be addressed in some manner so there is not a conflict because the buyer of the existing house is stuck with a damaged driveway.

There was discussion about possibly moving the driveway spur further up so that a conditional use could be avoided.

Michael asked April if she thought a platform should be added to allow vehicles to pass on the shared driveway. She did not think that would be useful. Chief Kurz said the sight distance for the shared driveway was fine.

Mike said the soils are marginal for septic. This is a candidate for a special high tech system. Michael said the lot line adjustment should be okayed by NHDES because it is creating a new building area.

Michael said an easement would be needed for the shared driveway for access and maintenance. If the driveway is damaged during construction the easement might say that it be repaired/replaced with comparable quality to the existing driveway or better.

Respectfully submitted,

Michael Behrendt, Durham Town Planner/TRG Chair