



**TOWN OF DURHAM**  
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**Town Planner's Project Review**  
**Wednesday, July 25, 2018**

- XI. **72-74 Main Street – Two-lot subdivision.** Application to subdivide lot into two lots. The property located at the intersection of Main Street and Pettee Brook Lane, behind the Town park, contains Aroma Joe's Restaurant. Douglas Clark, applicant. Town and Campus, Inc. c/o Jess Gangwer, property owner. Map 2, Lot 14-1. Central Business District.
- I recommend that the board accept the application as complete, schedule a site walk, and set a public hearing for August 8.

Please note the following:

- 1) **Site walk.** Holding a site walk would be useful to see the site details.
- 2) **Technical Review Group.** The TRG met with the applicant on July 17. I will send the notes from the meeting separately.
- 3) **Frontage.** Note that the Central Business District requires 50 feet of frontage. The residual lot shows 28 feet along Main Street and the other frontage along the Town's parking area. The applicant said this area used to be Ballard Street. Mike Lynch said it is no longer considered Ballard Street nor a Town right of way. The question of frontage will need to be addressed in some manner. Staff is meeting to discuss this and other issues next week. Generally, an application is not accepted as complete if there is a significant shortcoming under basic zoning requirements. Given that there are several possible avenues for compliance (including possibly a variance), I think it reasonable to accept the application as complete with the understanding that the frontage question will need to be addressed.
- 4) **Site.** The Town owns the vest-pocket park in front and the narrow right of way. See the tax map below.
- 5) **Parking.** I think it would be beneficial to eliminate the parking in the diagonal spaces in front. These are Town spaces. They are accessed only via the private lot, along a driveway to the west of Aroma Joe's. Ideally, the parking would be eliminated and the park reconfigured fully as a park with good pedestrian access from UNH, across Pettee Brook Lane, to Main Street. Perhaps this area could be a small hardscape plaza of sorts. There would likely be room to add a few parking spaces right on Main Street (parallel or diagonal) to replace the 4 that would be eliminated.

- 6) Easements. As part of the subdivision review the driveway, access into the lots, parking, utilities, trash, and deliveries must be clearly addressed since they would cross the two lots. It makes sense to retain the rear access from Pettee Brook and keep the rear area for parking and utilities. An easement (or cross easement) would be needed. At the TRG, it was suggested that the applicant speak with People's United Bank (Chittenden Corporation) about obtaining additional access at the rear.
- 7) Utilities. A sewer manhole is shown on the plans on Pettee Brook. Mike Lynch says the water is on Main Street/in front of the lot. Gas is also available on Pettee Brook.
- 8) Proposed project. The purpose of the subdivision is to allow for the applicant to build a new building on the lot. He would follow up the subdivision with a site plan application. He would demolish the existing yellow house (The Heritage Commission would have an opportunity to comment on a proposed demolition but the house could be demolished if desired by the applicant). The applicant would build a 3-4 story building with a 6,500 square foot footprint. The building would occupy about 2/3 of the 9,440 square foot site. He would open a restaurant on the first floor, perhaps to be called, "Clark's American Bistro." There would be one-bedroom apartments and offices on the second floor, two-bedroom apartments on the third floor, and a penthouse for the applicant, a garden, and space for special events on the fourth floor. The ordinance allows a fourth floor only if the first floor and one other floor are nonresidential, so the proposed configuration and zoning would need to be addressed in some manner. There would be about 20 garage parking space underneath accessed directly from Pettee Brook Lane. The applicant said that he would like for the building to be an architectural icon for Durham at this important gateway, as envisioned in the Town's excellent Commercial Core Strategic Plan ("B. Dennis Plan") of 2009.

**Old picture of existing house from Tax Card:**



Lot 14-1:

