

Site Walk Minutes  
**72-74 Main Street Two Lot Subdivision**  
August 8, 2018

Attendees

Paul Rasmussen, Planning Board Chair  
Bob Brown, Planning Board Secretary  
Michael Behrendt, Durham Town Planner  
James Bubar, Planning Board  
Barbara Dill, Planning Board Vice Chair  
Sally Tobias, Town Council Alternate to Planning Board  
Lorne Parnell, Planning Board  
Doug Clark, Applicant  
Dave Kurz, Durham Chief of Police

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

Doug Clark shared and reviewed the conceptual design plan. Michael Behrendt explained the general layout of the plan. There was lengthy discussion about the frontage issue, which is critical to the project. Doug talked about some of the history of Ballard Road and his research that indicates the town never abandoned the road.

There was discussion about options for the project if Doug does not get variances from the ZBA. They included that the town could convey a small piece of land, a reconfiguration of the back of the lot, and Doug could have further conversation with the Town staff to discuss alternatives.

Chief Kurz mentioned that his department considers Subway as on Main Street and wondered if the Town Council could make a change.

Doug was asked why the desire to split the land and he responded that he didn't want the new building to be landlocked. Currently the parking in front of Subway is accessed through private property. There was discussion of utilizing the park as greenspace.

Doug showed the boundaries of the proposed lot. Chair Rasmussen commented that there can be no discussion of a site plan until the frontage issue is resolved. Regarding a possible easement for parking, Michael Behrendt explained that Town Administrator Todd Selig is no longer asking for it as there are some challenges in creating one and the applicant stated in a meeting with staff that he does not wish to establish one. Any easement would have to be on the back of the lot.

Doug reiterated his and his attorney's belief that Ballard Street was never abandoned as a Town Road and that their research confirms it. He indicated his attorney will be at this evening's Planning Board meeting to discuss their findings. Michael Behrendt indicated that

any change is the decision of Audrey Cline, Code Enforcement Officer and ultimately by Todd Selig, Town Administrator.

At the rear of the lot, Doug showed the dumpster storage area and indicated the desire of Jess Gangwer, abutting business neighbor, to have access to the storage area. Doug indicated his desire to have one storage area for all businesses.

Doug said they intend to keep the current curb cut on the back of the lot, and he clarified the underground parking. There was a question regarding cooperation with Peoples Bank for parking.

Chair Rasmussen adjourned the meeting at 3:31 pm.

Respectfully submitted,  
Bob Brown, Planning Board Secretary