

Technical Review Group (TRG)
Tuesday, September 18, 2018
Town Council Chambers
NOTES OF MEETING

74 Main Street – Site Plan

TRG members present:

Michael Behrendt, Town Planner
Audrey Cline, Building Official
Barbara Dill, Planning Board Representative
Mary Ellen Humphrey, Economic Development Director
Dave Kurz, Police Chief
Mike Lynch, Public Works Director
John Powers, Deputy Fire Chief
April Talon, Town Engineer

Applicants present:

Doug Clark, applicant

Doug Clark presented the application. He has a potential commercial tenant who would take the second floor commercial space. If they don't come through then he can't meet the 50% requirement for commercial space. He said the zoning amendments would be better if the requirement was for 1/3 commercial space for 4 story buildings rather than 50%.

He will have 9 inside parking spaces and there will be 7 outside spaces. Three of them will be for him. One of his 4 spaces will be reserved for Aroma Joes with an easement.

Mike Lynch asked about snow removal and trash. Doug said they will share a dumpster with the 3 restaurants. He said they would need to have the dumpster emptied several times each week. Doug said there is a small area for snow that is shown as striped. Mike said for bigger storms they will need to remove the snow from the site. Mike said there are new state requirements for dump sites that have to be approved sites.

Regarding the drive through they are still discussing this.

Michael asked about a green roof. Doug said there would be big engineering challenges, probably not.

Doug is applying for a variance for October for several items including allowing for 66% residential. If he doesn't get the variance he would have three floors.

Doug said there are big challenges with having office space. Construction costs are \$200 per square foot and office pays only \$1 per square foot.

He is thinking of creating condominiums but would likely not sell them.

For the apartments Doug is thinking of single professionals, 25-35 years old. Many live together but are not married so this could be difficult with the unrelated rule. All will be 1 or 2 bedrooms with 2 bedrooms and a den in the two penthouse units.

Audrey asked about recycling. Mike said the Town will pick up for recycling every Friday. He said 90 gallon totes work well. Doug said they would have recycling bins for the residences. He said commercial recycling is more difficult.

Audrey asked about the accessible parking space outside. She said we need to look at whether that is sufficient with the garage parking.

Audrey asked about the event space on the second floor. Doug said there will be events every day. There is a big demand.

Dave said he provided a memo on the project. There cannot be any parking in the Town's lots for residents but there are arrangements for businesses. This gives them the right to hunt for a space. We will need a good numbering system for the addresses.

Doug said he is thinking of leasing parking spaces off site. Michael said he will need to talk with the board about whether this will meet the requirements for payment of the parking impact fee.

Audrey asked about an exit on the second floor for the restaurant going through the commercial space. They will need to look at this. There are several possible scenarios. Doug said it does not make sense to bring the second set of stairs all the way to the basement.

April asked about the front footpath. Doug said it now encroaches into the lot by 18 inches. This should prompt a discussion of how to address that. He wants to have outside dining in the alley. It could serve the 3 restaurants.

Michael asked about the alley and suggested there be pavers and a removable bollard at the rear to prevent cars from driving there. Doug is looking at that.

April asked that he show the parking spaces on Pettee Brook Lane on the plan. The Town can help with the construction process. Dave said we could work something out so Doug could use those spaces for construction staging. April said he would then need to rebuild the sidewalk though. It would need to be the same as it is now.

We discussed trucks using the back area. Is there enough room to maneuver. There is 10 feet between the corner of the building and one parking space by the dumpster area.

John said the project must meet NFPA 1 2009 for fire access. It looks good as a preliminary. Sprinklers are required for new construction over 5,000 square feet. Chapter 18 in the Town's ordinance deals with fire access. The TRG discussed the fire hydrant. The nearest is across Main Street by Quad Way. Mike said this could be a problem with staging for fires having to run hoses across Main Street. They discussed adding a hydrant. John asked where fire apparatus would go. It was noted that this area should be coordinate with the location for the fire connection, the fire alarm, and the hydrant ideally.

Delivery trucks often use the front of the building, either parking in the off site paved area or on Main Street. Big trucks back in.

Michael said we should really reconfigure the park. He said principles of downtown revitalization call for removing the parking area, planting out the park, and extending the footpath and side walk all the way through. Hopefully, we could replace the lost parking with a few on street parallel spaces on Main Street. There is nothing in the proposed CIP to redesign the park.

Mike said Aroma Joes has a 20 year lease or so and is only a few years into it so that limits what could be done with that building.

Doug said the alley is dangerous for cars.

Doug said he would like to have site plan approval before Thanksgiving to break ground after the semester ends, and then to occupy the building by August 1, 2019, a 6-month construction project. Audrey said that is very ambitious. Michael said the Planning Board has only 1 meeting in November and December due to the holidays. Dave said the Police Station renovations took one years.

Barbara asked about solar panels. Doug said they have not talked about this yet. Michael noted that if they wanted commercial on the fourth floor they could not do it under proposed new zoning which requires 50% commercial in four story buildings, since the proposed fourth floor is a smaller floorplate. But the current zoning would allow that. He said he would point that out to the Planning Board.

Respectfully submitted,
Michael Behrendt, Durham Town Planner/TRG Chair