

**Technical Review Group (TRG)**  
**Tuesday, November 6, 2018**  
**Town Council Chambers**  
**66 Main Street**  
**NOTES OF MEETING**

**TRG members present:**

Michael Behrendt, Town Planner  
Audrey Cline, Building Official  
Dave Kurz, Police Chief  
Mike Lynch, Public Works Director  
John Powers, Deputy Fire Chief  
April Talon, Town Engineer

**Applicants present:**

Jim Flannery  
Doug Clark  
Tom Elliott

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Jim introduced the project. The lot is owned by UNH. There is lots of ledge. They have a geotechnology study. They will bring the site to grade at Main Street. There will be 2 buildings which may or may not be connected at the rear. The upper floors will be residential. Creating the parking garage will be very costly. They don't have the pricing for it yet. It will be market housing.

Dave said UNH is closing down their married housing building.

Jim said the hotel project is more sensitive than 66 Main Street. They hope to break ground on the hotel in the Spring of 2019.

Mike said the Town needs to do some work at the Pettee Brook parking lot. Jim said they would hope to acquire part of the lot for the project.

Michael said it would be better to refine the layout of the buildings so that there is not a straight funnel effect leading toward Pettee Brook Lane. The buildings could be broken up with jogs to create separate spaces.

Regarding parking, Dave said he prefers to see at least one space provided for each apartment for married couples and young professionals . Parking is needed for businesses located in the complex, at least for employees. We are at the maximum now downtown. Parking is not needed for students.

Tom said they would be open to talking about a partnership on the parking, perhaps using the TIF funds or the parking fund. He said there is a possibility of the Town owning the promenade as a public park and using TIF funds to create that. He said if the Town does not participate they will build parking for their own purposes.

Jim said the parking garage only goes part way back into the site. They will extend it further back if they can. Tom referred to the “pernicious ledge.”

April said she is concerned about doing this project and the hotel at the same time in terms of impact on the downtown.

Michael said that there is a downtown zoning amendment in the works now. The application is conceptual but we will need to do a full zoning review once the design gets fleshed out a little more.

Respectfully submitted,  
Michael Behrendt  
Durham Town Planner/TRG Chair