

**Technical Review Group (TRG)**  
**Tuesday, November 6, 2018**  
**Town Council Chambers**  
**Hotel at Hetzel Hall**  
**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  
Todd Selig, Town Administrator  
April Talon, Town Engineer

**Applicants present:**

Jim Flannery  
Doug Clark  
Tom Elliott

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Jim introduced the project. He said they are talking to possible operators of the hotel. Dave said we should try to form a partnership to develop a parking garage at Campus Crossing. Jim said they hope to use the parking lot for the hotel. It will not be within the area they are leasing to develop the hotel. Dave said this is an important opportunity that we should follow up on.

Jim said UNH is not subdividing the lot. It will be a full-service hotel with around 128 rooms. Alexander Hall will be demolished. The age and low ceiling height would not work. They will work with UNH's hospitality program in running the hotel. They will lease land from UNH with a 60-year lease or some other term. If so, it would revert to UNH at the end. They don't know yet if they will own the building.

Michael said at least the building will be fully taxable. He said the applicant received a variance for the use as a hotel with parking. They will need to apply for another variance for dimensional and other parameters. They will know more once they have the design worked out. Michael said the leasehold area should be shown on a later plan.

John said they will determine who will have jurisdiction in reviewing the plans. State projects are reviewed by the state fire marshal. The local fire department reviews local projects.

Jim said they expect to follow all local zoning and code requirements. Audrey said she believes this will be treated as a town project. Dave said if it is taxable then it would fall

under the jurisdiction of the Durham Police.

Mike asked about a pedestrian bridge over Main Street and about pedestrian connections to Mill Plaza. Jim said he had not heard the idea of an elevated sidewalk. They are looking at aligning the project with 66 Main Street as best they can.

Audrey said there will be some challenges under the building code with 5 floors on the new buildings. She said she likes the approach of carrying over some of the architectural elements from Hetzel to the new building.

John said he did not see any major obstacles at this point.

Michael said the architectural regulations do not apply but there will likely be some discussion about the design.

Respectfully submitted,  
Michael Behrendt  
Durham Town Planner/TRG Chair