



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

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Phone: (603) 659-4979
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January 3, 2019

Mr. Michael Behrendt
Durham Town Planner
Town of Durham
8 Newmarket Rd.
Durham, NH 03824

Re: Responses to planner comments for 18 Main Street project

- The Planning Board accepted the application as complete, set a public hearing for January 9, and set a site walk for next Wednesday, December 19, at 2:00 pm.
[No Response \(NR\)](#)
- Please join us for the site walk and be prepared to guide the board through the site. I will also invite the HDC to attend.
[NR](#)
- *Please post the sign for the public hearing.* Be sure to post it by Saturday, December 30 at the latest. Please email me when the sign is up.
[The CUP sign was installed on Friday 12-28-18](#)
- A sign measuring two by three (2 x 3) feet shall be placed on the property by the applicant not less than ten (10) calendar days prior to the time of the public hearing by the Planning Board. The sign shall remain on the property until the conclusion of the public hearing. This sign shall be visible from the most heavily traveled street right-of-way adjacent to the property. The sign shall state the date of the public hearing, the time, the location and the action to be considered.
- It looks like we will need a revised plan. When can you get this to us?
[A full set of revised plans have been submitted with this response.](#)
- We will need more details about the access ways. Actual slopes including a profile, final width, materials, details of retaining wall, treatment of sidewalk etc. When will you be able to provide this?
[All of the requested details have been provided on the site plans on sheets C1 & C2. We have also detailed out the design of the side walk to the specifications of the DPW.](#)
- Please look at using paving stones as we discussed for the 2 access ways if possible. I hope there would not be an issue with traction on the slopes with paving stones. I assume there would be cement so the surface would not be permeable. Please also look at narrowing the entrance as much as you can.
[We have revised the design using a concrete paver and designed an apron at the transition from the sidewalk to the driveway within the ROW.](#)

- We will shoot for final action by the Planning Board on January 9 if possible. Given the amount of detail needed it might be more realistic to anticipate the board discussing the details on January 9 and continuing to January 23, since the HDC is reviewing the project on February 7. We'll see how the details and staff reviews play out.
[Our preference would be to have a conditional approval on Jan. 9 if possible.](#)
- Please coordinate with April and John Powers on the designs.
[I have met with April and provided a revised plan to John Powers. April is set with the new design and I have included an email from John Powers indicating the same.](#)
- What is St. George's Church asking for in terms of pedestrian access?
[We have provided a compacted crushed gravel path to maintain the pedestrian access. This has been shown on the plans.](#)
- Landscaping. Please show any revised landscaping including screening with evergreen shrubs for the view of the parking lot from Main Street. Are you going to designate the front spaces for compact cars?
[A landscape plan has been included and updated. It provides the screening as requested both from Cowell Dr. and Main St.](#)
- Audrey and I determined that placing the drainage basin on the lot behind the house on Cowell Drive is allowed under zoning. Audrey may follow up on this. Feel free to revise the plans accordingly. The structure on the Cowell Drive lot should be limited to the basin and any necessary grading. None of the parking can extend onto the lot.
[Thank you, and we have revised the plan accordingly.](#)
- Since the drainage pipe, infrastructure on Cowell Drive, and probably the drainage basin will be in or adjacent to the Cowell Drive lot, the notices and site plan review should include this lot. Please coordinate with Karen on this.
[I have properly noticed the abutters as we have always included the Cowell Dr. lot in the process.](#)
- Please provide different light details that are fully shielded. The one provided causes glare as Audrey and I have seen on another property. A revised light study may be needed as you can't exceed .5 footcandles at the lot line next to a residential property.
[I have provided the best shielded lights. The footcandle levels meet the requirements and the adjacent properties are not residential. We have provided a revised lighting plan.](#)
- Revise plans to show a covering over the bike racks if possible.
[We have added a roof over the bike rack.](#)
- How is loading handled?
[There is no loading. The parking lot is designed for truck traffic to accommodate the trash truck.](#)
- Provide traffic circulation signage.
[We have added the traffic circulation signs and locations to the plans.](#)
- We will need fencing around the dumpster per the site regs. Please provide detail. Please coordinate with Mike Lynch about the recycling plan.
[We have added fencing and a construction detail of the dumpster pad and fence.](#)
- We will need an easement for drainage as a condition precedent onto the back lot.

I have shown a proposed easement on the plans. According to my surveyor and Attorney a written easement cannot be recorded for the same owner. However, a proposed written easement to be executed upon the sale of the Cowell Dr. property could be provided.

- Any other issues?

At the HDC meeting the committee requested that I provide alternative entrance designs to prove the proposed design is the best option. I have included two alternative design options that are both less safe and result in more significant changes to the front of the property. We believe we have addressed the issues with the exception of the final review by the historic district commission. I will provide a revised submission with all of these updates to them prior to the next meeting.

If you require additional information or have any questions or comments, please call (603) 659-4979 x302.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Sievert". The signature is written in a cursive, flowing style.

Michael J. Sievert PE
President

Mike Sievert

From: Mike Sievert
Sent: Wednesday, January 02, 2019 5:08 PM
To: 'John Powers'
Subject: RE: 18 main St.

Hi John,
Thank you, and yes both access lanes will be less than what exists. The existing one will only change for the better slightly but the new one is less. Thank you for the response.
Mike

From: John Powers <jpowers@ci.durham.nh.us>
Sent: Wednesday, January 02, 2019 2:42 PM
To: Mike Sievert <mikesievert@mjs-engineering.com>
Subject: RE: 18 main St.

Hi Mike,

The FD has no reservations with these revised plans. As I recall from our site visit, the slope of the new "turn in" segment will be less aggressive than the existing entrance. If we are approaching from the southeast, our apparatus ought to be able to navigate this if needed. Regardless, whereas no building is being built or relocated on the property, there are no provisions for the FD to require anything beyond what is existing nor allow us to require changes to what you propose. Although not ideal, our apparatus could use the existing drive to get our apparatus off the main road should we get called to this property for an emergency.

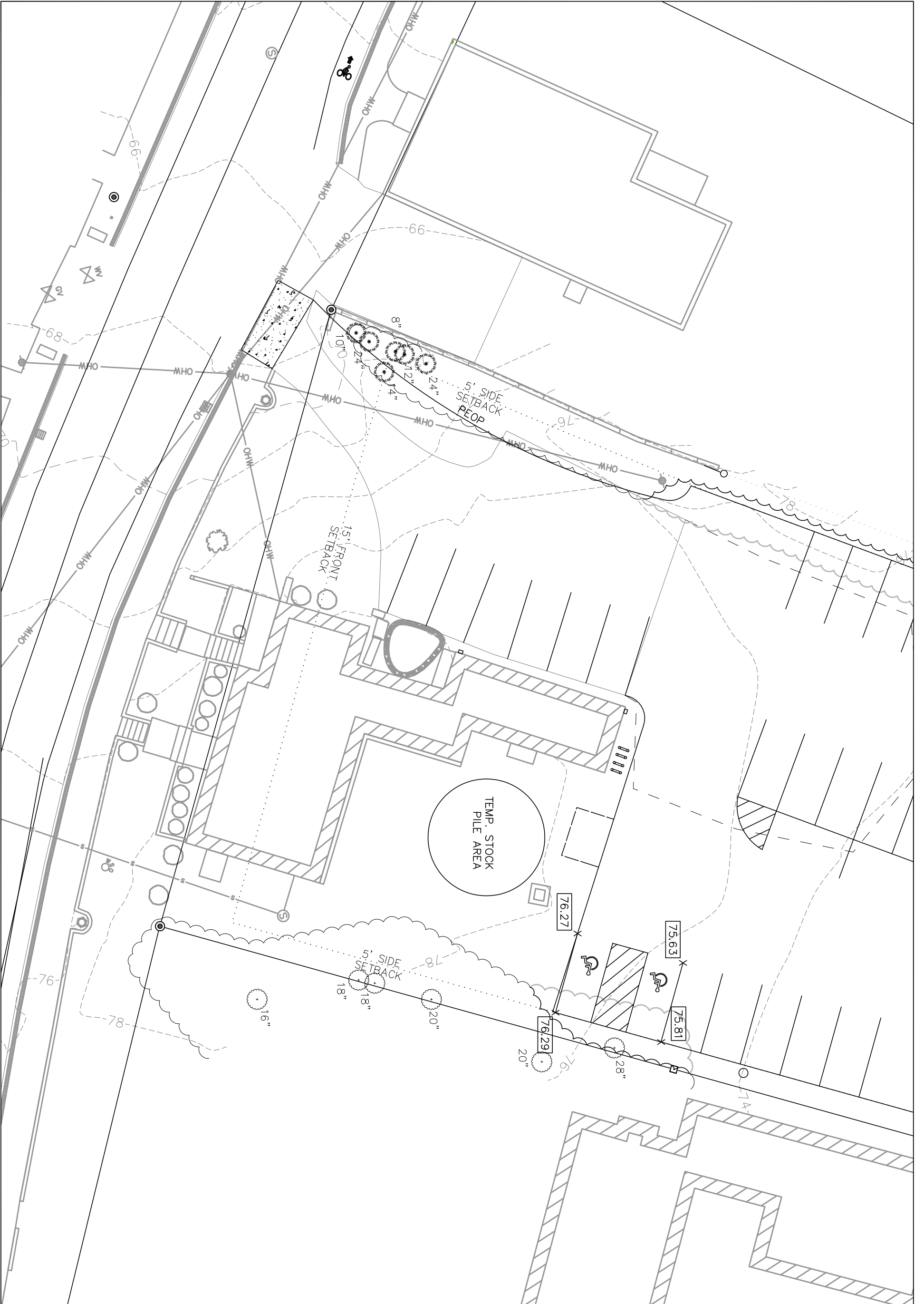
Thank you.

John T. Powers, Deputy Chief
Durham Fire Department
(603) 862-1426



From: Mike Sievert <mikesievert@mjs-engineering.com>
Sent: Wednesday, January 2, 2019 1:30 PM
To: John Powers <jpowers@ci.durham.nh.us>
Subject: 18 main St.

Hi John,
I have a revised plan for the 18 main St. proposed parking lot with a revised entrance design. I have attached a pdf of the revised plan. The entrance is about 14' wide at the minimum and about 9% slope. The exit is about 11' wide. I can meet with you tomorrow morning if you have time to discuss or with anyone else at your office if someone is available. Let me know.
Thanks Mike



JOB: 18-040
 OP1

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ENTRANCE OPTION #1
 prepared for
TOOMERFS, LLC
 TAX MAP 4, LOTS 34-5 AND 55
 18 MAIN ST AND 12 COWELL DR. DURHAM, NH

DATE: 1/2/19
SCALE: 1"=20'
DESIGNER: MJS
DRAWN BY: EHK
APPROVED BY: MJS

SEAL:



JOB: 18-040
 OP2

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ENTRANCE OPTION #2
 prepared for
TOOMERFS, LLC
 TAX MAP 4, LOTS 34-5 AND 55
 18 MAIN ST AND 12 COWELL DR. DURHAM, NH

DATE: 1/2/19
SCALE: 1"=20'
DESIGNER: MJS
DRAWN BY: EHK
APPROVED BY: MJS

SEAL: