



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Project Review
Wednesday, December 12, 2018

- XIII. **18 Main Street - Parking Lot.** Site plan and conditional use for proposed 40-space parking lot to be built behind existing 4-unit building. Toomerfs, LLC c/o Peter Murphy, property owner. Mike Sievert, MJS Engineering, engineer. Robbi Woodburn, landscape architect. Map 4, Lot 55. Church Hill District.
- I recommend that the board accept the application as complete, schedule a site walk, and schedule a public hearing for January 9, 2019.

Please note the following:

Process

- 1) **Acceptance.** The application may be accepted as complete. This application is revised from the original application which included access from the rear lot on Cowell Drive, which is also owned by the applicant. The ZBA denied the variance to use that lot (which is zoned Residence A) so the project is redesigned to take all access from Main Street.
- 2) **Site walk.** I recommend that the board schedule a site walk.
- 3) **TRG.** The TRG reviewed the revised application on December 4. See the notes from that meeting. The TRG reviewed the original application, with access from Cowell Drive, earlier.
- 4) **Conditional use.** A parking lot as a principal use is allowed in the Church Hill zone by conditional use. The applicant addressed the 8 criteria in the application (based on original design). A sign will need to be posted on the property for the public hearing. An affirmative vote of 5 is required to approve a conditional use.
- 5) **HDC.** The parking lot was reviewed by the HDC on December 6. The HDC continued the project to its meeting on February 7 and scheduled a public hearing that evening. The reviews by the HDC and Planning Board should be coordinated so that both boards take final action on the same plan, if possible.

Overview

- 6) **Occupancy.** 18 Main Street has 4 apartments. According to our records there are 15 occupants of the building (though this record may not be accurate).
- 7) **Parking lot.** There are currently 5 paved parking spaces and 12 gravel spaces at the site. There will be a total of 41 parking spaces. The drive aisle is 24 feet and the spaces are 9 feet x 18 feet. The lot will serve both residents of 18 Main Street (thereby functioning as an accessory use) and residents of other properties owned by Pete Murphy,

particularly the Red Tower across Main Street . As a principal use, this parking lot may be used for residents who live on site and for uses off site. The board should discuss if there should be any limitations to the use by people who do not live on site.

- 8) Police Department. Chief Kurz provided a memo to the Planning Board supporting the original design. I will ask for his comments on the revised design.
- 9) Fire Department. The applicant will coordinate with the Fire Department to ensure acceptable access into and through the site. Mike Sievert said the access was designed to accommodate a fire truck and trash truck.

Basic Design

- 10) Entrance. The access to the site has been redesigned retaining the existing access as an exit only and adding an entrance only. We will want to look closely at the design in terms of the sidewalk, location, stone wall, width, turns into and out of the site, etc. and the sight distance here. The maximum permitted slope for a driveway is 12%. A waiver may be needed for the slope. The TRG and HDC discussed various options for the access, including possibly consolidating the ingress and egress into one wider driveway (which would probably require relocating the light and utility poles), making the entrance way straighter, shifting the entrance slightly to the right to increase the green area in between the driveways, using paving stones for one or both driveways. It would be best if the sidewalk crossing the driveway retains the same height, to the extent possible, rather than tipping down. We will need to determine if the existing brick edging for the sidewalk can be retained where it crosses the driveway.
- 11) St. George's Church. St. George's Church is a direct abutter on the east. The building is about 5 feet from the lot line and would be about 10 feet from the parking lot. There are windows on the westerly side of the building. At its first meeting, the TRG discussed whether there should be fencing there to screen the view and buffer noise from the parking lot. Reverend Michael Bradley questioned whether that would be needed as this wing is not used often in the evening. He noted that pedestrian connections between the two properties should be looked at.
- 12) Landscaping/screening. Fortunately, the parking lot will be situated in the rear of the building, which is the better location for the lot as it will be less visible from the street. The landscaping regulations are significantly reduced for parking areas situated behind buildings. It should be determined if screening of the lot should be required from the adjoining properties, including the Cowell Drive property owned by the applicant. If appropriate, a six foot high fence is probably the best way to screen the lot to the side(s). The original landscaping plan showing 5 trees will need to be revised.
- 13) Permeable pavement. Mike Sievert said the soils here are okay. There is probably some ledge. He noted at the first TRG meeting challenges with some other sites and did not think it would be appropriate here. April Talon did not think it appropriate to push for permeable pavement at this site.
- 14) Drainage. A drain pipe is proposed across the rear lot on Cowell Drive. Additional infrastructure on Cowell Drive is proposed which Mike Sievert says will help existing stormwater conditions on Cowell Drive. Though this lot is zoned Residence A, this limited, minimal impact infrastructure is allowed on the lot. The TRG discussed extending the drainage basin a little onto the lot as well to accommodate more parking on the subject lot. Audrey Cline will determine if placement of part of the drainage

