



**TOWN OF DURHAM**  
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**Town Planner's Project Review**  
**Wednesday, February 13, 2019**

- VIII. **Public Hearing - 18 Main Street - Parking Lot.** Including drainage structures to be placed on 12 Cowell Drive. Site plan and conditional use to expand existing 17-space parking lot to 40 spaces 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 – parking lot, Church Hill District. Map 4, Lot 38-5 – drainage structures, Residence A District.
- I recommend that the board hold the public hearing, discuss the application, and continue the review to February 27.

Please note the following:

- \*\*\* The Historic District Commission denied the application on February 7. The driveway and related elements of the project are subject to HDC review and approval. The applicant has indicated that he will appeal the HDC decision. Appeals are taken to the Zoning Board of Adjustment. The next available meeting of the ZBA is March 12.
- The applicant's attorney, Chris Wyskiel, informed me that they wish to proceed with the Planning Board review on February 13, even though the HDC denied the application. Mr. Wyskiel stated that he would like for the board to close the public hearing, deliberate, and take action on February 13. I would recommend against taking action on February 13. The applicant revised the plans since the last Planning Board review on January 9 and the board will need to review the plans carefully. February 27 would be a good target for final action.
  - If it is the sense of the Planning Board this Wednesday that the project is ready for approval with suitable conditions, I will prepare a draft notice of decision for the meeting on February 27, or another appropriate date. I would seek guidance from the Town Attorney about the board approving the project prior to the ZBA appeal of the HDC decision.
  - Please review the enclosed documentation. The applicant has made a number of changes based upon earlier comments and provided additional information. The driveway width through the parking lot has been reduced to allow for wider buffers on the side. A waiver from the regulations would be need for a 22 foot wide aisle (rather than 24 feet). I think granting the waiver would be appropriate.