

**Technical Review Group (TRG)**  
**Tuesday, December 4, 2018**  
**Town Council Chambers**  
**NOTES OF MEETING**

***18 Main Street – parking lot expansion***

**TRG members present:**

Michael Behrendt, Town Planner  
Audrey Cline, Building Official  
Dave Emanuel, Fire Chief  
Rene Kelley, Deputy Police Chief  
April Talon, Town Engineer

**Applicants present:**

Mike Sievert, MJS Engineering  
Pete Murphy, applicant

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Mike Sievert presented the application. He said they did not receive a variance for access from Cowell Drive so they modified the access from Main Street. A new entrance only access is shown on the revised plans. It will be one lane in and one lane out, both one way. They are trying to minimize the impact on the Historic District.

He said the entrance should be large enough for a fire truck or trash truck to enter. He said the fire truck would like enter through the exit which would be easier for vehicles coming from that direction. The fire department can come in that way if they need to.

He said the exit will be about 10 feet wide. They are widening it slightly. The entrance will be around 13 feet wide with 1 foot of shoulder on each side.

They lost 6 spaces from the earlier plan. There are now 17 existing spaces – 5 paved and 12 gravel.

The drainage pipe will run through the Cowell Drive property. Michael said this is allowed under the zoning ordinance though the access way was not allowed without the variance. He said utilities with minimal impact customarily extend onto or across neighboring properties.

The question arose whether the drainage basin/rain garden could extend onto the Cowell Drive lot. Mike said they could get back the 6 spaces they lost from the earlier plan if they could do this. He will submit a request to Audrey who will evaluate whether that is allowed under the Zoning Ordinance.

Mike said the drainage situation on Cowell Drive will be enhanced. The plans will not add to any drainage problems on site or elsewhere. They will collect the water, including some from St. George's Church, treat it, and discharge it to the infrastructure on Cowell Drive.

They are removing one of the lights shown on the earlier plan. They are adding 2 pole lights and 1 onto the back of the building.

Michael asked about recycling. He suggested that the applicant talk with Mike Lynch.

Dave said they have to look at the access for fire trucks. Mike said he will look at this with the fire department. He said the exit should be a straight shot out.

Michael asked about bicycle storage and whether it could be covered and if there is a chance to create any inside the building. Pete Murphy said there isn't really an opportunity to create storage inside the building but they could look at extending a roof cover over the new bike racks.

Michael said the HDC would probably want the access ways into the site to be as narrow as possible.

There was discussion about the sidewalk. Mike said it would be concrete and maybe they could keep the brick edging. Mike said there would be a tip down. Michael asked if the sidewalk could stay at the same elevation but recognized it would probably have to come down some for the driveway to meet the street.

Audrey asked about the retaining wall. Mike said they may need to regrade the grass area.

There was discussion about possibly moving the new entrance to the east so there would be a larger green area in between. There was also discussion about consolidating the access ways into one larger driveway and shifting the driveway toward the west, toward the Henderson property. Mike said moving the driveway to the west though would require removing a number of trees along the side.

Mike said they would reuse the stone wall for the retaining wall along the driveway.

Michael said they will need to create an easement for the drainage to extend across the Cowell Drive lot. Mike said they did not need to do this because Pete Murphy owned both lots. Michael said he believed this was necessary as the lots could be sold separately in the future.

There was discussion about allowing pedestrian access through the parking lot for people walking to and from St. George's Church. Mike said there would be room next to the rain garden.

Michael said the dumpster would need to be screened. Mike questioned this if it is not visible from the street. We will look at the regulations.

Mike said the plans meet the maximum 80% impervious.

Respectfully submitted,  
Michael Behrendt, Durham Town Planner/TRG Chair