

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

25 Madbury Road – building expansion, site changes, and conditional use

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
Art Guadano, AG Architects

Mike and Art presented the application. The sorority is being expanded at the rear. Mike said there are 45 residents. They are making some site changes also. The electric will be placed underground and the existing overhead removed.

There are bunkrooms now and the building will be reconfigured for bedrooms. The number of occupants is not increasing. Art said the height of the building will be just under 35 feet, the maximum allowed.

We discussed if the building is considered “nonresidential” as only nonresidential buildings can be expanded in the WCOD. Michael and Audrey will look at this.

Dave said he has no concerns at this point for the fire department. April asked about relocating the fence. She asked if they are talking with the neighbor about the fence.

There was discussion about the waiver request for the survey. Mike said they did not think they needed one and it would add a fair amount of expense. The TRG discussed this. Audrey said they are building close to the side lot line and might need one for the building permit. She recommended that they be required to conduct a survey especially given the scope of the project.

April said that Public Works did not have any concerns at this point. She said they will need to maintain the drainage, especially since it outlets to the Town’s stream. We may need maintenance reports. There was discussion about the sewer, sewer fee, and sewer permit from the state.

The building is currently sprinkled. There was some discussion about the bike racks and energy checklist which will need to be done soon.

Respectfully submitted,

Michael Behrendt, Durham Town Planner/TRG Chair