



**TOWN OF DURHAM**  
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**Town Planner's Project Review**  
**Wednesday, July 10, 2019**

- XI. **56 Main Street – New Restaurant.** The site plan for new restaurant, Italian market, and events space was approved on May 22. Doug Clark, applicant. Peter Murphy, property owner. Mike Sievert, MJS Engineering, engineer. Map 2, Lot 14-4. Central Business Zone.
- C. **Parking Plan.** Review of parking plan for the project including possible use of off-site parking spaces and/or payment of the parking impact fee.
- We have not received any information from the applicant so I recommend this item be postponed to the July 24 meeting or whenever the applicant provides the information.

The site plan approval for the project included this precedent condition:

6. **Parking.** Submit details about parking including information to determine the required number of spaces for the net additional square footage and any arrangements for parking on other lots. Return to the Planning Board for review and approval of parking in accordance with Section 10.2.2 of the Site Plan Regulations (approval of off-site parking) and/or Section 175-112 regarding the parking impact fee. The Town staff will determine the amount of the parking impact fee if one will be due (subsequent condition below).

The applicant will need to provide some information for the Planning Board to review.

Parking requirements in the Central Business District are based on net additional new square footage. According to the project plans the applicant is adding a net 536 new square feet on the first floor. There is additional new area in the basement that must be included as well. Most of the new square footage would be considered restaurant which would cover the market and event space (or the applicant could look at the table of parking requirements in the Site Plan Regulations Section 10.1 if he wishes to propose another way to divvy up the space). A small area is office.

Using the parking requirements in the regulations below we need to calculate how many spaces the additional square footage would generate.

**Site Plan Regulations**

Required number of parking spaces:

Restaurants less than 4,000 square feet	1 per 100 square feet of seating area, plus 1 per employee on the maximum shift
Restaurants over 4,000 square feet	40, and 1 per 200 square feet of gross floor area in excess of 4,000 square feet
Offices not providing customer service	1 per employee, but not fewer than 1 per 400 feet of gross floor area

Regarding off-site parking:

*10.2.2 Parking spaces, excluding employee parking, shall be on the same lot with the principal building unless arrangements have been made for shared parking on another property and approved by the Planning Board*

If any of the parking cannot be met with off-site parking the applicant has the option of paying \$1,500 per space if approved under the parking exemption in the zoning ordinance:

**Zoning Ordinance**

*175-112. Central Business District Special Conditions.*

*Exemptions. All proposed new development ( including construction of new buildings and additions to existing buildings) may be exempt from the parking requirements for the number of spaces specified in the Site Plan Regulations within the Central Business District, provided that:*

- 1. A one-time parking impact fee (as established in the Master Fee Schedule) is paid by the owner and/or developer for the number of spaces required less the number of on-site spaces provided.*
- 2. The existing number of required parking spaces is not reduced by any proposed development unless approved as part of a property redevelopment plan by the Planning Board; and*
- 3. The Planning Board waives the requirement for the number of parking spaces specified in the Site Plan Regulations, as part of the Site Plan Review based upon pertinent information provided by the applicant, Planning Department and any other interested party and an analysis of the parking demand of the use(s), parking capacity available from municipal parking and the parking capacity of other property owned by the applicant for the use(s). The parking demand of the use(s) may vary from the parking requirements specified in the Site Regulations. The waiver should be granted only if it is demonstrated that adequate parking exists and the impact on municipal parking by the proposed uses(s) will not be materially detrimental to existing uses in the CB District.*