

Technical Review Group (TRG)
Tuesday, September 17, 2019
Town Council Chambers
30 OLD PISCATAQUA ROAD SUBDIVISION
NOTES OF MEETING

TRG members present:

Michael Behrendt, Town Planner
James Bubar, Planning Board Representative
Audrey Cline, Building Official
David Holmstock, Police Captain
John Powers, Deputy Fire Chief
Christine Soutter, Economic Development Director
April Talon, Town Engineer

Applicants present:

John Churchill
Tobin Farwell

John Churchill explained the project. The state right of way is limited access. He said James Hewitt of NHDOT prefers that he work with the Town. The shared driveway will be 20 feet wide and the individual driveways will be 12 feet wide.

John Powers said they are focused on the shared road portion. They don't require anything for the existing driveway. The shared portion must be 20 feet wide since it will serve three houses.

James asked if the houses would be in the WCOD. John Churchill said no. He said they will be served by Town water and sewer. There is no gas there.

James said they would probably then be served by propane or oil for heat.

Michael asked about the dock. John Churchill said it will be with lot #1. NHDES requires a 10 foot side setback from the extended lot lines. He lives in the existing house on the lot now and will probably build a new house for themselves on lot 1

April said there will be a new sewer force main and a new water line. Town water and sewer will definitely be available to the site. There will be a new easement that is not yet shown on the plans. The 25 foot easement now shown on the left of the plans will go away. The existing house is on water and sewer. Michael asked about the location of the driveway on lot 3. If moved to the east it could be on its own lot entirely. April said she would like the driveway to be as far from the sewer as possible.

Tobin Farwell arrived. The driveway is gravel now. John Churchill said he did not know yet whether the shared driveway will be gravel or asphalt. April and Michael said it should be paved. The Town has had issues with shared driveways that were not paved. John Powers said it did not

matter to the Fire Department as long as the driveway could support their apparatus. He said a driveway serving 2 lots could be 12 feet wide.

We discussed if a new street name would be needed. John Powers said it might not be needed since there are few potential additional houses in this location.

April said a hydrant will be located close by. There is not one there now. She said she hopes the water and sewer project will be approved in the 2020 CIP). The line is currently in the wetlands.

The Town road ends where the pavement ends. Trash can be taken out to the road for the lots. Audrey said the buyer of the existing house might want their own trash service since it is so far from the road.

It was discussed whether the frontage should be considered along the right of way of Old Piscataqua Road or the shared driveway/private road. Audrey said there should be a minimum distance from the shared driveway to the house. Michael said he thinks the frontage should be along the right of way but we could include an appropriate setback from the shared driveway if needed.

Michael said the Planning Board will need to waive a provision to allow for frontage on the Route 4 right of way (under Residence B provisions).

The electric lines were discussed. John Churchill said he plans to bury the new lines and the existing line which is now above ground except for the very last section near the house. They would probably go underground from the existing pole in the right of way.

April said there will be a utility connection fee. It is based on the number of bedrooms.

Tobin asked about pumping to the force main. April said the Town does not have specific requirements for private sewer pump stations. She said we minimize connections to the force main. (They will probably tie in to a new gravity line next to the force main.) Michael said we will need details of the new water and sewer lines with the formal application.

Michael said we discourage an odd layout of lots, configured to meet dimensional requirements but there is no prohibition in the regulations at this point.

James said he would encourage extending the gas line. John Churchill said it now stops at Charlie Ward's house, the adjacent lot to the west, but it would be a long run to bring it to the site.

Michael suggested pushing the prospective house on lot 1 further back. Any fill in the buffer would require a conditional use. Tobin said there is little room to do so since the grades are fairly steep.

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