

Technical Review Group (TRG)
Tuesday, February 4, 2020
Town Council Chambers
NOTES OF MEETING

30 Old Piscataqua Road – 3-lot subdivision

TRG members present:

Michael Behrendt, Town Planner
James Bubar, Planning Board Representative
Dave Kurz, Police Chief
Christine Soutter, Economic Development Director
April Talon, Town Engineer

Applicants present:

John Churchill

Others present:

Charles Ward, abutter

John Churchill presented the project. The driveway configuration has changed somewhat from the conceptual application. He coordinate with John Powers on the design. It will be 20 feet wide with 12 feet paved and 4 feet of gravel on each side. There would be a turnaround on Lot 3. He is working on the easements and maintenance of the shared driveway with his attorney. He may have simple private covenants such as regarding use of firearms, fences, and farm animals. He said he would probably put the easements in the individual deeds. Michael said these are often handled as separate easement documents because they can run to several pages but as long as everything is included it is up to the applicant.

April said they are continuing to discuss the water and how to get it to the lots. The existing house is on a new line. There is lots of ledge in the area. There will need to be 3 separate taps. Service for the existing house will be done as part of the project. The water lines could be in the same trench but each would have to connect directly to the main so that each homeowner would be responsible.

April said the current sewer easement covers the entire lot. This will be addressed. Water will connect in front and sewer in the rear. Michael said we will need drawings illustrating all of this.

John said the second Planning Board meeting could be March 11 to give more time to finalize these details.

James asked about addressing the houses. John said he would prefer just addressing them off Old Piscataqua Road, such as 28, 30, and 32 rather than having to have a new street name for the shared driveway. This would leave room for the proposed new lot at the adjacent 22 Old Piscataqua Road (subdivision from Charles Ward now also under review by the board). Chief Kurz said he thought this made sense but noted that approval from the Fire Department for the approach would be needed.

Michael asked about natural gas. There is gas at the Ward property. An applicant would have to pay to extend the gas.

April said the utility connection fees for water and sewer would have to be paid. The amount is based on the projected use and bedroom count. This would be payable prior to the certificates of occupancy.

Michael asked about drainage for lot 1 and whether some kind of drainage plan should be submitted or if a buyer should submit one. He said it might be appropriate to include a note on the plans alerting a buyer that drainage there would need careful attention.

Christine had no comments.

John raised the issue of parking at the Churchill Rink (no relation that I know of). Chief Kurz said this could be discussed at the Traffic Safety Committee meeting.

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