

Technical Review Group (TRG)
Tuesday, June 2, 2020 VIA ZOOM
Town Council Chambers
NOTES OF MEETING

TRG members present:

Michael Behrendt, Town Planner
James Bubar, Planning Board Representative
Audrey Cline, Building Official
Dave Kurz, Police Chief
Christine Soutter, Economic Development Director

Applicants present:

John Randolph
Maggie Randolph
Mike Sievert

Mike Sievert presented the application. He showed a picture of the approved site plan. A second main facility was approved. The third building is a place holder and will require site review in the future. The drainage basins are constructed. A single family/duplex was also approved. The proposal now for a 7-unit building will be in place of that. The Design Committee (established for review of projects at the former Durham Business Park) met once to review the plans. Maggie Randolph is finishing the building designs.

The utilities are stubbed off at the end of the road. The building will have a partial basement and partial slab. Mike will add the water lines to the plans

Audrey asked about heat. John Randolph said they are not sure yet about this. It will likely be propane or electric heat, but not oil. James asked about solar. John Randolph said they are looking into this for the entire complex and for this building.

Michael B asked about coming to the June 10 Planning Board meeting since some more items are still needed. Mike Sievert said we should plan on it. He is working to submit those items. Michael B said they are needed by this Thursday since it is only an acceptance. He said if the application is not ready to be accepted the board could still discuss it briefly if that would be helpful.

The driveway to the building was discussed. It will be 20 feet wide. Mike will confirm that this is acceptable to the Fire Department and see if any kind of turnaround is needed. Michael B said the original project included a conditional use for this driveway but it is changing slightly. He said the Planning Board may be fine with there being minor adjustments in the driveway under the approved conditional use but Mike should clarify what changes if any there are. Mike said they need to keep the driveway at least 100 feet away

from the tidal wetland because the 100 foot buffer from tidal wetlands is subject to review by NHDES.

Michael B said they need to move one parking space out of the buffer since parking is not allowed in the buffer. Mike said they could probably just put a bike rack there.

Michael B asked Maggie Randolph to submit the energy checklist soon.

Michael B asked about solid waste and recycling. John Randolph said they need to figure this out. Mike Sievert suggested putting a dumpster at the end of the driveway. Michael B said they could do this but it would require a conditional use if it is in the buffer. Mike said they might use bins. Maggie Randolph said they prefer to not have a dumpster. Small bins would be good. Audrey suggested having bins that could be rolled out. Mike Sievert said there is a location on the far side of the drainage basins that they could be taken to. Audrey suggested having some kind of a shelter there.

James asked about snow removal. Mike said that John Randolph does the plowing himself.

Michael B asked where kids would be dropped off for the day care facility. Mike said right in front of the door. Michael B asked about the cars turning around and if it could be congested if all the parking spaces are full. Mike said he would look at widening the driveway opposite the front door.

Dave Kurz said the plans look good. Christine said the plans look good and this is a great plan and would help fill a difficult void with employment.

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