

Technical Review Group (TRG)
Tuesday, March 16, 2021
Town Council Chambers
NOTES OF MEETING

TRG members present:

Michael Behrendt, Town Planner
James Bubar, Planning Board Representative
Audrey Cline, Building Official
Brendan O’Sullivan, Fire Marshal
April Talon, Town Engineer

Applicants present:

Doug Clark, property owner
Jerry Pucillo, Foundation for Civic Leadership
Mike Sievert, engineer
Zac Smith, architect

Doug Clark explained the project. The first floor will most likely be food service of some kind. The second floor will be around 1/3 nonresidential as meeting space. The third and fourth floors will be residential. The partial fifth floor will be nonresidential.

Jerry Pucillo said the Foundation for Civic Leadership (FCL) will operate the nonresidential space. They have a similar property in Cambridge, MA. Their mission is to increase civic participation for students and the wider community. He said this is an interesting opportunity. This will be a 21st century meeting house with meeting space. He hopes that the residents will be aligned with the organization’s mission. FCL has been around since 2001. There will be 15 residential units set up as condominiums. They don’t intend to sell them though. Doug Clark will have an option on buying one of them.

Michael said one of the units looks like a 3-bedroom unit and under the zoning ordinance the maximum size is 2 bedrooms. Mr. Pucillo said this would be a 2-bedroom unit. One of the rooms will be an office.

Audrey asked about the basement and firsts floor regarding cooking equipment. Mr. Pucillo said they will accommodate that.

James asked about parking under the building. The earlier proposal included this. Mr. Clark said they are not doing that now for this project. He said there won’t be any encroachments beyond the lot line. Zac Smith said the first floor canopy will go over the lot line. Michael said we will need to check how to approve that, perhaps with an easement from the Town Council. Mike Sievert said this was done for the Pauly’s Pockets building.

Brendan asked whether the underground drainage system can support a fire truck. He said there are two fire hydrants across the street and requested one be placed on the property so they don’t

have to run a hose across the street. Mr. Sievert said they should be able to do this. He said maybe it could be placed in the park. Brendan said it is preferred that the fire connection and panel be placed in the rear.

April said the water line in the front along Ballard Park might not be the best location to connect. It is very close to the building and near the overhang. Mr. Sievert said they could probably tie in from Pettee Brook Lane. He said the sewer will connect into the manhole along Pettee Brook Lane. April said we will request an analysis of the downstream drainage system if the underground system were to fail. Mr. Sievert said the drainage line goes to the Pettee Brook lot and then into Pettee Brook. He said there will be decreased peak flows from the lot and some runoff may infiltrate into the ground. April said one existing catch basin might be eliminated. She asked about cleaning up all of the structures in the back corner: drainage, sewer, electric, and curbing.

April also asked about the condition of the sidewalk. Mr. Sievert said he would look at that.

Mr. Smith said they would like to remove the pole holding the banner across Pettee Brook Lane and could reattach the banner to the building. April questioned how this would look. Mr. Smith said they are open to doing whatever works best.

Michael asked about the corner glass tower rising above the top of the fourth floor in front. He said this might be an issue with the setback that will likely be in the zoning amendments. Mr. Smith said this is only the parapet on top of the tower and not an extra story. But he did ask about the stair tower at the rear corner. There would not be a setback along Pettee Brook. He asked if the likely 10 foot setback for the fifth story from the first story would apply to a stair tower. Michael said they would look into this.

Michael asked about the outdoor space on the fifth floor. Mr. Pucillo said they would manage this carefully. They want to have some outdoor space for the residents. Brendan asked if the fifth floor outside area would be a place of assembly. Mr. Smith said they could reduce this area some.

Michael asked about taxation for the building since FCL is a nonprofit organization. Mr. Pucillo said the 15 residential units will be for profit and taxable. He said the FCL part of the building will be nonprofit. Michael said we will need to discuss this issue.

Mr. Sievert said they will pull the dumpsters out to the street so they won't have a truck going under the building.

Michael asked about access into the parking lot. He said the corner is 18 feet wide. Mr. Sievert said it is a little tight but he thinks it will work. Mr. Bubar said maybe diagonal parking would work there. Mr. Sievert said they will add a bike rack.

The discussion ended around 11:00 a.m.

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