

Technical Review Group (TRG)
Tuesday, May 18, 2021
Town Council Chambers
NOTES OF MEETING

TRG members present:

Michael Behrendt, Town Planner
James Bubar, Planning Board Representative
Audrey Cline, Building Official
Rene Kelley, Police Chief
Brendan O'Sullivan, Deputy Fire Chief
Christine Soutter, Economic Development Director
April Talon, Town Engineer

Applicants present:

Bruce Scamman, Emanuel Engineering
Leander Page, Gamma Theta Corporation
Shawn Lorg, Krittenbrink Architects

Michael called the meeting to order. He said this application is for an amendment to the approved site plan for the new ATO building on Garrison Avenue. There was an earlier approved amendment as well. He said this would probably not affect the conditional uses granted for the project because no significant work is being done within the Wetland Conservation Overlay District, the building height is being reduced, and the changes don't seem to have any bearing on the board's approval of the project for a fraternity.

Bruce Scamman explained the project and reviewed the items that are changing. He said parking area is not changing. They are changing the sidewalks slightly. The building is changing. The footprint is being reduced from 3,060 square feet to 2,760 square feet. The floor plans have been revised. There will be an interior grease trap. There won't be an entrance on the westerly side. They have two small retaining walls but won't need a handrail for them. There won't be a ramp in front.

Bruce Scamman said the rear area is not a patio but will have a crushed stone surface for drainage. It could function like a patio. Michael said he believed this should really be a finished surface for use as a patio or comparable by the residents. He said they need an outside place to congregate and this seems like a good space.

Brendan said they do not need two window wells. He said this is up to the applicant whether to keep them or not. He said they don't want to have anything that's not necessary as it could be an attractive nuisance.

Michael asked about the landscaping and lighting and said he would share some minor

comments about the architecture. Bruce Scamman said the landscaping and lighting would not change.

Audrey asked about accessibility into the building. She said that 60% of the entrances must be accessible per the building code. Only one is shown as being accessible. There was some discussion about the challenges of creating a second accessible entrance with the changes in grade of the site. Michael said it would be good if they could not have a ramp leading to the front entrance but it might be unavoidable. Bruce Scamman suggested having an accessible entrance to the basement but Audrey said the entrance must access the main public spaces which are on the first floor. Shawn Lorg said they would address this. Shawn Lorg said they would address this.

April asked about the utility connection permit. They will need to update the permit and provide an updated drainage report and drainage checklist. Bruce Scamman said there are no changes in drainage nor in the permeable pavement. April said eliminating the external grease trap might be acceptable since this is not a commercial project.

James asked if the prior improvements shown in the road are still being made. Bruce Scamman said that nothing is changing there. Rene had no concerns for the Police Department.

Christine asked if they would share more information about the rise in costs in general as this would be helpful information for us. Shawn Lorg said the price of one sheet of pressed plywood, for example, went from \$13 to \$46 in the last year or so. Everything has risen in price except for cold form steel. Overall there is about a 150% increase in the cost of materials. [Does this mean they are 50% higher or 150% higher? I will ask].

The meeting adjourned around 11:00 a.m.

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