



TOWN OF DURHAM
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Town Planner's Review
Wednesday, November 17, 2021

- VIII. **74 Main Street – Mixed-Use Building.** Formal site plan and conditional use application for demolition of current wood frame building and construction of a 4-story mixed-use building with commercial use, 12 residential units, and 13 parking spaces. Doug Clark, applicant. Mike Sievert, Horizons Engineering. Zach Smith, Bergmeyer Architects. Map 2, Lot 14-1-1. Central Business Zone.
- I recommend that the board accept the application as complete, discuss the project, and schedule a site walk and public hearing.
- 1) The application can be accepted as complete. The formal application was presented to the board on August 18 but it was not accepted at that time because questions arose about an easement situated along the side lot line and various concerns and objections raised by the Gangwer family which owns the adjacent lot. According to the applicant they have made numerous efforts to communicate with the Gangwer family but have not been successful (I cannot confirm whether or not this is the case). At any rate, the application should now be accepted as complete. There remain numerous issues to address, not least of which is coordinating with the Gangwer family, but the applicant has submitted substantial plans and documentation, very much sufficient to commence the review, so the application should now be accepted. (Acceptance does not mean that all of the issues have been resolved; it is only the first step with a formal application.)
 - 2) The application should be accepted with the understanding that several smaller items remain to be submitted (landscaping, covenants and easements, signage, some lighting information – typical secondary items that are submitted later) and that issues that involve the adjacent lot owned by the Gangwer family will need to be addressed in some manner.
 - 3) A preliminary design review was conducted in early 2020 which included a site walk but it is worthwhile to hold another site walk now since the plans have changed a little, this is a formal application, and there are some new board members.
 - 4) The application was presented to the Technical Review Group on August 17. The notes from that meeting are enclosed.
 - 5) The applicant has had significant ongoing discussions with the Public Works Department about the construction management plan, drainage, water, sewer, and other issues.

(over)

- 6) The board can start its discussion of various issues:
- General layout of the site
 - Floor plan
 - Residential and nonresidential uses
 - Architectural design
 - Stormwater management
 - Utilities
 - Snow storage
 - Trash and recycling
 - Access and circulation
 - Parking
 - Geothermal wells
 - Construction management, including possible use of a portion of Ballard Park in front.
 - Revision of the Town's Ballard Park, removal of parking in front of the building, and addition of on street parallel parking
 - Issues affecting the adjacent lot owned by the Gangwer family
 - Foundation for Civic Leadership who Jerry Pucillo is representing
 - Taxation/Payment in lieu of taxes for the nonprofit entity