



TOWN OF DURHAM
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Town Planner's Review
Wednesday, December 15, 2021

- X. **Public Hearing - 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 nonresidential uses, 12 residential units, and 13 parking spaces. Doug Clark, applicant. Jerry Pucillo, consultant with Centergreen, representing Foundation for Civic Leadership/Democracy House, a potential partner/tenant in project. Mike Sievert, Horizons Engineering. Zach Smith, Bergmeyer Architects. Map 2, Lot 14-1-1. Central Business Zone.
- I recommend that the board discuss the project and continue the review to January 12 or January 26.

The board held a site walk on December 4. The draft minutes have been forwarded.

Clearly, a key task for the applicant is to try to work out several issues with the Gangwer family who owns the adjacent Aroma Joe's lot, in terms of parking, access, the location and scale of the building, the construction plan, and loading. The proposal as now presented relies upon coordination with the abutter.

The board can continue its discussion about the various site plan 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
- Possible expansion of the Town's Ballard Park, removal of parking in front of the building, and addition of on street parallel parking