



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Review
Wednesday, March 23, 2022

- 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 5 parking spaces. Minor site changes are also proposed for the adjacent lot at 72 Main Street. Doug Clark, applicant. Jerry Pucillo, consultant, representing Foundation for Civic Leadership/ Democracy House, a potential partner 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 public hearing to April 27.

The applicant has submitted a revised conceptual plan. This appears to work better for access from Pettee Brook Lane. There would be a wider straight shot from the entrance to the parking spaces on the adjacent Gangwer lot. I believe the post is 19 or 20 feet from the edge of the Gangwer lot. There are cross easements between the subject lot and the Gangwer lot for access and parking.

There are fewer parking spaces than in prior iterations, but it appears that this change is needed to accommodate better circulation at the rear. The applicant would need a waiver for the number of compact parking spaces.

The applicant conveyed to me that they are still trying to coordinate with the Gangwer family, but if they are unable to reach an agreement, they want to present a plan that is approvable.

Staff has spoken with the applicant a number of times about eliminating the public parking spaces in front of the property, replacing them with additional parking on Main Street, reclaiming that area for an expanded park, and closing the curb cut in front. The parking in front is actually a Town lot but it is not efficient for public use, especially with access provided through the adjoining private lots. We have looked at several approaches. I thought that diagonal parking could be beneficial as it could potentially add one or two more spaces than adding parallel parking. However, there are safety concerns with using diagonal parking as shown in this revised plan with drivers backing into Main Street close to the juncture with Pettee Brook Lane. Todd Selig, Rich Reine and I looked at the site today. Tentatively, I would suggest:

- Eliminating the off-street parking in front and reclaiming that area for an expanded park
- Closing the curb cut in front
- Adding two parallel parking spaces in the front
- Converting the existing space in front of Aroma Joe's to a loading zone during appropriate hours and a regular parking space at other times.

If the conceptual plan with this change to the parking in front seems generally workable to the Planning Board then the applicant can revise the engineered drawings accordingly. However, it is recommended that the applicant coordinate with Public Works first to ensure that the drainage plan and utilities plan are workable.