



TOWN OF DURHAM
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Town Planner's Review
Wednesday, April 27, 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 with Centergreen, 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 plans and continue the review to May 11.

We had a productive meeting with the applicant's team and the abutter's team on April 7. We will see if the two parties are able to work out any kind of agreement. As has been emphasized, the private easements affecting the two lots are outside of the purview of the Planning Board. The board will focus on compliance with the Zoning Ordinance and the Site Plan Regulations.

The applicant continues to talk with the Town staff (Todd Selig, Rich Reine, and Michael Behrendt) about various issues related to drainage, the sewer line, the water line, construction management and other issues. If/once we have an agreement upon these issues, I will convey that to the board for its consideration. Stormwater management remains the most challenging issue.

The plan before the board is still conceptual. I expect the applicant to prepare engineered plans based on the conceptual after the April 27 meeting.

The applicant conveyed to me that they hope to break ground on the project in early June. I think this is very ambitious given the issues at play, but it is possible if everything moves along expeditiously from this point.