



TOWN OF DURHAM
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Town Planner's Review
Wednesday, June 22, 2022

- IX. **Public Hearing - 74 Main Street – Mixed-Use Building.** 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, representing Foundation for Civic Leadership/Democracy House, applicant. Mike Sievert, Horizons Engineering. Zach Smith, Winter-Holben Architects. Map 106, Lot 59. Central Business Zone.
- I recommend that the board discuss the project and continue the review and public hearing to a meeting in July.

The applicant said they are submitting engineered plans in time to include in the packets being mailed out for the meeting.

The Town staff met recently to discuss issues related to Town roads and Town parking lots and supports these actions. We will meet with the applicant soon to discuss these items and finalize the details

- 1) Removal of the Town's parking area situated next to the park in front of the Aroma Joe's building.
- 2) Extending the existing park into this former parking area.
- 3) Closing off the curb cut on Main Street and adding two new parallel parking spaces.
- 4) Creating a loading zone between the exit for the bank and the entrance for the parking lot at 66 Main Street. Both the Gangwers and the applicant requested that a loading zone be created to serve both sites, since the Town's parking area in front of Aroma Joe's is often used for deliveries now. The staff looked at possible locations on Pettee Brook Lane near the intersection and on Main Street right in front of Aroma Joe's but concluded that the best location is to the east, past the bank exit. There are currently two parking spaces and a striped area there. This loading zone would be the equivalent in length to three parking spaces.
- 5) The loading zone should operate in the same hours as the loading zone in front of The Juicery: 9:00 am to 4:00 pm. It would be available for regular parking outside those hours until 1:00 am and not overnight.

(over)

- 6) The loading zone should be designed by a qualified professional engineer retained by the applicant to meet all relevant specifications. All efforts shall be made to optimize the truck loading zone area to maximize sight distance at driveway entrances.
- 7) The applicant would be required to pay a surety and complete this work prior to receiving the regular certificate of occupancy.
- 8) The applicant, at their expense, shall provide engineered plans for Town review of all these elements including design of the expanded park area.
- 9) The applicant could use the small Pettee Brook parking lot during the construction process. In exchange for its use the applicant would be required to restore the parking lot.
- 10) Use of a section of Pettee Brook Lane for construction staging with final details to be approved.
- 11) There are several other items still requiring finalization and approval from Public Works including stormwater, water main relocation, sewer line easement, sewer line condition review and protection under the Pettee Brook Lane trucking staging area, and water and sewer services of abutting properties.