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Town Planner's Review
Wednesday, August 10, 2022

- XI. **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. Doug Clark and Jerry Pucillo of Foundation for Civic Leadership/Democracy House, applicants. Mike Sievert, Horizons Engineering. Zach Smith, Winter-Holben Architects. Map 106, Lot 59. Central Business Zone.
- I recommend that the board review all of the issues and continue the review and public hearing to August 24.

Here are various remaining issues for the project. Many of these are minor issues and many should be addressed as precedent or subsequent conditions. If all is in order, we can shoot for final action at the next meeting on August 24. There are enough site plan items that it would be appropriate for the applicant to submit one revised set of plans prior to August 10, by August 17 if possible. Most of the items appear to be fairly simple modifications to the current plans. Other changes can be made as precedent conditions. It is also possible to have some items brought back to the Planning Board, where significant, for review as a precedent condition.

Process

- 1) **Conditional uses.** Several conditional uses are needed including for the mixed use, for the height to exceed 30 feet (up to 60 feet is allowed by conditional use).
- 2) **Waivers.** A number of waivers are needed as outlined below.
- 3) **TRG.** The applicant has met with the Technical Review Group several times including on August 2 for the most recent plans. I have not heard of any concerns from the Fire, Police, and Building departments. Public Works and Mike Sievert are still discussing various issues.
- 4) **LAC.** The site is not within the jurisdiction of the Oyster River Local Advisory Committee.

General site issues

- 5) **Side lot line.** The space along the side lot line, along the side easement will be paved in asphalt.

- 6) Traffic sign. A left turn only should be added at the exit.
- 7) Transformer. A fence should screen the transformer.

Building/Architecture

- 8) Standards. I think the building design complies with the Town's architectural standards. It is a handsome and intriguing building the way it combines traditional design at the rear and modern design in front. Contemporary design that is respectful of context is not discouraged. I think the architect has done a good job meeting the specifications of the regulations. See sections on general principles, siting, scale, proportion, windows, materials, etc.
- 9) Entrance. The entrance must be prominent and easy to locate. There will be lights under the canopy. Perhaps some additional special treatment around the entrance would be in order.
- 10) Windows. Windows should be added to the blank wall on the easterly side as discussed earlier.
- 11) Elevations. I asked the architect to send color renderings with material specifications for each of the four elevations. The main materials are fiber cement (like Hardiboard) and metal.
- 12) Height. The height can go as high as 60 feet with the conditional use (not 50 as I mentioned earlier).
- 13) Floorplans. Clarification on floorplans for second and third floors is needed. Access into some of the units is unclear. What is the final count on number of units and bedrooms? All units will be one and two bedrooms.
- 14) Roof deck. How will the outdoor space on the 5th floor be managed? I believe there will be a roof deck about 1,500 square feet in size.
- 15) Programmable space. It would be helpful to have more information about how programmable spaces will be used in the basement and on the first and fourth floors.
- 16) Utilities. No roof mounted utilities are shown. If added they should be screened.
- 17) Habitable area. The minimum habitable floor area for unrelated households in the units, where there is more than one occupant is 300 square feet per person if there are two occupants and 400 square feet per household with more than two people.
- 18) Accessibility. The architect stated that none of the units need be handicap accessible. accessible units

Utilities

- 19) Recycling. A recycling plan is needed. The applicant should coordinate with IWMAC and/or Public Works.
- 20) Dumpster. The Gangwers have not consented to the applicant doing any work on their property. It would be helpful though if the applicant could turn the dumpster and enclosure on the Gangwer property 90 degrees.
- 21) Stormwater. According to Mike Sievert, the applicant is not increasing the peak nor volume of stormwater from the lot. Porous pavers are being used.
- 22) Natural gas. Show the natural gas line and connection if it is planned for use.
- 23) Energy checklist. The applicant needs to submit the checklist and meet with the chair of the Energy Committee and Building Official.
- 24) Electric lines. The electric lines and connections to the new building and building on the Gangwer lot need to be shown. A waiver will probably be needed to retain lines above ground.
- 25) Lighting. No lighting is proposed for the site other than lighting on the building and under the canopy. There is a good deal of existing lighting around this location. Cut sheets will be needed for the lights.
- 26) Geothermal. The applicant has not yet decided for certain whether to use geothermal wells. If so, detailed information will be needed later.
- 27) Sewer. Public Works required that a video be provided showing the condition of the sewer because construction vehicles are proposed to be placed over the sewer. I believe the video has been provided. Public Works will need to review the condition of the sewer. Mike Sievert is still working on some details of the sewer. He said the line under the porous pavers may or may not include a sleeve.
- 28) Water. The water line runs right in front of the building. It is possible the applicant would need to relocate that line. There might be ledge there which would complicate matters.

Parking

- 29) Parking impact fee. The fee of \$1,500 will be assessed for the number of vehicles required for the project minus the number provided. The Planning Board needs to grant a *waiver* on the number required as specific in the regulations. Ideally, there would be one space designated for each residential unit, on site or elsewhere walkable distance from the site.

- 30) Spaces. Parking spaces are regular sized; earlier ones were compact.
- 31) Median. Regarding the parking median at the back of the site near Pettee Brook Lane, we discussed using sloped granite curbing and possibly pulling the median back a few feet to accommodate trucks entering the site.
- 32) Main Street. The plan includes significant changes: removing the Town's parking area in front of the site, adding spaces on Main Street, and adding a loading zone on Main Street.
- 33) Loading zone. We would probably use the same provisions for the loading zone as those in front of The Juicery. That location is an active loading zone from 9:00 AM until 4:00 PM. It is then a legal parking spot until 1:00 AM when no overnight parking is in enforced.
- 34) Accessible space. One accessible space is needed. The site is sloped too much to allow for a space on site. We discussed possibly adding one in front on Main Street. The regulations require one on-site space that is van accessible. A *waiver* would be in order if the applicant can comply with ADA. The Code Administrator is looking at this.
- 35) Bank parking. The applicant is talking with the bank nearby to see if parking can be rented from their site.
- 36) Gangwer parking. I believe a provision in the deeds calls for the applicant to provide one space on their site for use by the Gangwer lot.

Gangwer property

- 37) Easement. Show easement on the plans as best interpreted. I understand the applicant has hired Doucet Survey to show the easement. The Town does not enforce or interpret private easements.
- 38) Existing conditions. The site plan should show existing conditions on Aroma Joes lot with the proposed plan on the subject lot.
- 39) Gangwer lot. The applicant cannot do any work on the Gangwer lot without approval from the Gangwer family.
- 40) Plans. The plans should be adjusted so that it is clear the Gangwer lot is not part of the project. For example, the number of parking spaces proposed in the table should include only those on the subject lot.

Public land and infrastructure

- 41) Shoring. Shoring is shown on Town land. We will need to clarify what kind of Town approval would be needed and if an easement or license from the Town is needed. It would be helpful to have a detail showing exactly what the shoring will be. The

shoring at the side of the building will need to be on the subject lot and not extend onto the Gangwer lot.

- 42) Town infrastructure. Many elements in the Town's infrastructure will be rebuilt/replaced/relocated upon completion including sidewalks, utilities, light poles, a parking meter, and other elements.
- 43) New park. Notably, the applicant will remove the Town's parking area in front of the site and reclaim the area as grass to be part of the park. The Town will likely enhance this area in the future.
- 44) Easement. Some temporary construction easement from the Town may be needed (shown at upper right on Sheet C101)
- 45) Restoration. A restoration plan is needed for activity on Town land.
- 46) Surety. A surety approved by Public Works will be needed for all activity on Town land.
- 47) Pettee Brook lot. The applicant will use the Pettee Brook lot for construction staging. Afterward the applicant will reclaim and repave the site.
- 48) Construction. All of the improvements on Town land will be performed by the applicant (or a party designated by Public Works) at the applicant's expense.

Operational and service issues

- 49) Pavers. Vacuuming and treatment of porous pavers will be needed including signage directing treatment of the pavers.
- 50) Snow storage. Snow will need to be removed from the site for any significant snow event.
- 51) Addressing. I recommend the site be addressed at 76 Main Street rather than 74. The applicant is considering this. It is okay with the Fire Department. I think 76 Main is better for branding than 74 Main, but it is up to the applicant. A system will be needed for addressing the commercial and residential units.
- 52) Fire. The fire department has no concerns. Fires will be fought from Pettee Brook rather than on site. Brendan. Fight fire from Pettee Brook
- 53) Emergency service. There is adequate space for police and ambulance vehicles to enter the site and drive in the side area if desired.

Miscellaneous issues

- 54) Banner. The banner across Pettee Brook is attached to a pole on the subject lot located where the building will go. I will contact UNH for their thoughts on this.
- 55) Demolition. The existing building should not be demolished until after the preconstruction meeting is held and all precedent conditions are met.
- 56) Bike spaces. A *waiver* will be needed for the number of bike spaces.
- 57) Impact fees. A *waiver* from school impact fees will likely be needed. The impact fee per unit in a multiunit building is \$1,812. The applicant can request a full or partial waiver. Once the applicant provides information about their expected occupancy the board can evaluate this. It is likely there would be few if any school age children occupying this building, and extremely unlikely they would occupy the one-bedroom units.
- 58) Construction management plan. Public Works may need additional information and details.
- 59) Signage. Is any signage on site proposed?
- 60) Tax issues. The Town will work with the applicant about taxation/a PILOT for the nonprofit portion of the building.
- 61) Dates. Update the revision dates on the plan sheets

Does the board have any other concerns?