



TOWN OF DURHAM
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Town Planner's Review
Wednesday, August 18, 2021

IX. **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 commercial use, 12 residential units, and 13 parking spaces. Doug Clark, applicant. Mike Sievert, Horizons Engineering. Zach Smith, Bergmeyer Architects. Map 2, Lot 14-1-1. Central Business Zone.

➤ I recommend that the board accept the application as complete, discuss the project in detail as time allows, and schedule a site walk.

The application can be accepted as complete. The board held a site walk earlier for the preliminary application but it would be worth doing so again since the application has changed and there are some new members.

The board often has only a brief discussion at the first meeting but there is no reason to not take this opportunity for a detailed discussion since the agenda is relatively light otherwise. I was on vacation last week so I cancelled the Technical Review Group meeting on August 3. The TRG will review the application on August 17, one day before the board's meeting.

I have not yet had a chance to prepare a full set of comments but will prepare them for the following meeting. Here are various issues to discuss:

- 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
- Foundation for Civic Leadership
- Taxation/Payment in lieu of taxes for the nonprofit entity
- Construction management
- Revision of the Town's Ballard Park, removal of parking in front of the building, and addition of on street parallel parking
- Issues affecting the adjacent lot owned by the Gangwer family