

*These minutes were approved at the ### meeting.*

**Planning Board Site Walk Minutes  
74 Main Street  
December 4, 2021 at 2:30 a.m.**

Planning Board:

Paul Rasmussen, chair  
Lorne Parnell, vice chair  
James Bubar  
Nick Germain  
Heather Grant  
Chuck Hotchkiss  
Bill McGowan  
Ellie Lonske  
Sally Tobias  
Michael Behrendt, Town Planner

Applicant:

Doug Clark, applicant  
Jerry Pucillo, applicant  
Mike Sievert, engineer  
Zac Smith, architect  
Sean O'Connell, attorney  
Matt Billings, Martini Construction  
Steve Sylvain, Martini Construction

Others:

Sam Gangwer  
Laura Gangwer  
June Gangwer  
Suzanne Brunell, attorney for abutters

Paul Rasmussen called the meeting to order at 2:30 pm. Everybody introduced themselves. Mike Sievert lead the site walk starting from the rear of the property. He pointed out the parking spaces and access into the site. He pointed out an orange stake marking the rear corner of the lot. Blue markings showed the corners of the proposed building.

He said there will be a column at the corner of the building and access at grade will be underneath the building. This will provide access to parking on the adjacent lot and most likely the dumpster. The Gangwers had a number of questions about how this would work. The opening would be 20' 6" wide and 11 feet high.

Mike Sievert showed an updated plan for the site. He explained how utilities will run to the building and how drainage would be handled. He said some off site improvements would

be needed. He discussed the construction management plan. He said they would need some shoring underneath the building about 4 feet deep which would extend onto the adjacent lot. The Gangwers questioned this. He said it would be beneficial to the Gangwers if they ever build a new building on their lot to have this shoring in place (The Gangwers would need to approve any activity on their own lot).

Ellie Lonske suggested looking at using mirrors on the upper floor windows on the easterly side of the building so that if a new building was erected on the Gangwer lot people would not be looking into each other's units.

Mike Sievert said that the project would improve the adjacent lot by redoing the parking and access areas in the rear.

The group moved to the front of the building. There was some discussion about the Town's parking area in the front. If this is converted to a Town park, extending the existing park, then the driveway between the two buildings would not function as a driveway any longer. There was some additional discussion.

The meeting adjourned at 3:15 pm.

Respectfully submitted,

Michael Behrendt  
Durham Town Planner