

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

**Planning Board Site Walk Minutes  
32 Madbury Road  
December 4, 2021 at 1:30 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:

Craig Pfannenstieh, applicant  
Megan Thayer, applicant  
Mike Sievert, engineer  
Cristine, architect with Market Square Architects

Others:

Dick Kearney  
Liz Murzin, Christine's mother

Mike Sievert lead the site walk. He showed where the front of the building would be. He said the eaves of the new building would be about 4 feet higher than the eaves of the existing building in absolute height. Michael asked the board to carefully consider the scale of the building as seen from Madbury Road and especially from the sidewalk. Michael suggested flipping the building around left to right so the deeper section would be closer to the corner and the building could be moved back a little. The applicant said they would look at this. There was a question whether this would be a good idea since the wider side would then be seen as one looks up Madbury Road.

Mike Sievert showed where the drainage basin would be. He explained how the drainage system would work. There was some discussion about trying to move it back from the corner.

Mike Sievert showed where the entrance would be. The parking lot would be as far back as the proposed building. The parking lot would be screened from Madbury Road. There was discussion whether the existing tree could be saved by putting it in a grass median and having separate entrance and exit lanes. The tree is in fair condition so it was questioned

whether this would be worthwhile. There will be a buffer on the northerly side of the parking lot so the treed buffer at the side lot line should not be impaired. Mike Sievert said he would have Robbi Woodburn look at that and the tree where the driveway will go.

The group walked around the rear of the building and looked at the existing parking there. There was discussion whether it would be worth changing the diagonal spaces there to perpendicular spaces. It would allow more flexibility in driving in and out and maybe gain a space but it would involve digging into the berm beyond the parking area. There was some sense to leave it as is.

The meeting adjourned at 2:10 pm.

Respectfully submitted,

Michael Behrendt  
Durham Town Planner