

Technical Review Group (TRG)
Tuesday, February 1, 2022
Town Council Chambers
NOTES OF MEETING

4 Old Landing Road Site Plan

TRG members present:

Michael Behrendt, Town Planner
James Bubar, Planning Board Representative
Audrey Cline, Building Official
Rene Kelley, Police Chief
Brendan O’Sullivan, Deputy Fire Chief
April Talon, Town Engineer

Applicants present:

Mark Henderson

Mr. Henderson presented the application. He also owns the adjacent lot. He said he is closing soon on 4 Old Landing Road [He now owns the property]. There are eight 2-bedroom units now. He proposes adding two 4-bedroom units in the attic.

He talked with Brendan O’Sullivan about sprinkling the whole building. This will allow use of the attic.

He plans to clean up the site and organize the parking better. There is a dumpster on site. He plans to remove the bike shed in front. He will redo the exterior architecture. He does not have a site plan since his proposed change is on the inside of the building.

Audrey said there is an older site plan in the file. Michael said he will check with the Town’s GIS coordinator to see what we could put together to provide an overview of the site.

Mr. Henderson will bring in a new water line. April said this will require a plan signed by an engineer. There will be a water and sewer fee for the increase in use per bedroom. The property has Town water and sewer now. April will send the applications to Mr. Henderson. There is now a 4” sewer line. April said we should find out what condition it is. It may need to have a television camera check the

condition. This is sometimes required when a property changes hands and it is a good idea to do. There may be dislocated joints in the line.

Mr. Henderson asked where the gas line is located. (There is an 8" coated steel line in Dover Road.)

Mr. Henderson said it may not be until August when he can put in the sprinkler line.

Rene said there are no concerns with the Police Department.

James said the project is going from 16 to 24 beds. He asked if there is enough parking. Mr. Henderson said there are 25 parking spaces at 4 Old Landing Road and 9 parking spaces at the lot he owns next door at 28 Dover Road. He said there is a bus stop in front. Mr. Henderson said the parking is available to those who sign leases first. He would like to have shared parking between the two lots. There was some discussion whether this would require a conditional use for parking as a principal use since it would be used off site even though the tenants live next door. Michael said it would be easy to apply for a conditional use for this while the board is reviewing the other conditional use. Mr. Henderson was not interested in doing that and said he would just keep parking separate for each lot.

James asked if he was going to change the parking. He said he was not going to. He said he thought about combining the two lots but decided not to.

Mr. Henderson said he would probably get a full survey within six months. Michael said this information could be useful but it would be difficult to require it since the applicant is not proposing changes to the site. April said we would need an accurate plan for the water line.

Michael asked if there is a floor plan of the existing building. Mr. Henderson said he does not have one.

Brendan said he has no concerns.

Respectfully submitted,
Michael Behrendt, Durham Town Planner/TRG Chair