

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

Pike Property – 2 lot subdivision and lot line adjustment

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:

Chris Berry, Berry Surveying

Michael provided an overview and then Mr. Berry presented the applications. They will also need a variance for a site setback.

James asked about the access into the parcel. Mr. Berry said they would need a conditional use if a driveway is built. James said if it is the Town that builds it a conditional use would not be required. Mr. Berry said they prefer to not change the driveway. Michael said an easement will be need to allow for a potential future shared driveway though it is unlikely.

Audrey said an easement could be difficult to use and asked why the applicant did not request a variance to eliminate any frontage for the new lot instead of a side setback variance. Mr. Berry said they have to have frontage for the application to the funders. Audrey said an existing road on the Thompson property could provide access to this lot. Michael said if the Town built a driveway the existing access onto Packers Falls Road would be removed and a stub added to the Town’s driveway to serve the existing house, all at the Town’s expense. But again, this would be unlikely. Audrey suggested they show the existing roads on the Thompson lot that lead to the lot. Mr. Berry said they can add this.

Brendan had no concerns. Rene had no concerns. April said the access road on the Thompson lot along the side boundary is to reach the intake for the water supply on the Lamprey River. There is a fence there the Town might need to move. Michael said the Planning Board may want to do a site walk.

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