



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Review
Wednesday, February 9, 2022

- X. **15 Newmarket Road – Food Truck Court.** Preliminary application (for discussion only) to create a food truck court at 15 Newmarket Road, the old Durham Town Offices. The development would be created behind the building including food trucks, shed pavilions, a landscaped community gathering space, reuse of the salt shed and old ORYA building, and other site changes. Scott and Karen Letourneau, applicants. William and Carrie Salas, property owners. Map 5, Lot 4-10.
- I recommend that the board simply provide nonbinding comments.

Please note the following:

Conceptual discussion. This is a conceptual consultation. It differs from a design review in that it is almost always only one meeting. There are no notices to abutters and no public hearing, but we encourage the board to allow any public comments about the proposal, either under Public Comments or when this item comes up on the agenda. The purpose of the conceptual review is to simply provide some feedback to an applicant so they can see up front if there seem to be any significant concerns.

Historic District Commission. Scott and Karen Letourneau have been discussing this project for a number of months with the Town staff. They are also having a preliminary discussion with the Historic District Commission on February 3. I included the packet they provided for the HDC which describes and illustrates the proposal.

Basic plan. They would host 8+/- food trucks which would ideally remain on the site. They would be open year-round, in all weather (with indoor space and outside heaters), from 10:00 am to 9:00 pm +/- . According to the Letourneaus the plan is oriented to adult residents in Durham and to people passing by on Route 108 and from out of Durham. Students would be welcome, of course, but the plan is not oriented to students.

The Letourneaus would run part of the operation out of the building with a bar serving craft beers and limited food. Parts of the building would be leased to other tenants. They would use the old salt shed and the old garage as part of the project. They would run water, sewer, and electric lines to serve each food truck.

Zoning/Building. The site is zoned Courthouse which allows restaurants by right and other related uses. It is the most flexible zoning district. The Letourneaus would probably need to sprinkle the building.

Parking spaces. A key issue is how to handle the ten parking spaces that the Town controls on the left side of the building. The Town needs parking, especially to serve uses in the old courthouse. The Letourneaus have been speaking with the Town about options for parking.

Project description. Here is the project description from the HDC application:

“No proposed physical changes to existing main building. Change of use from office to restaurant/taproom/retail/office, adaptive re-use of salt shed and old garage/ORYA office, install utilities and shed pavilions for tenant food trucks, outdoor landscaped community gathering space: Low (30”?) fence on Newmarket road and Schoolhouse Lane sides to bound current grassy yards for safety and to comply w/ NHLC guidelines for outdoor service. Replace certain asphalt parking areas with landscaped and hardscaped outdoor seating and gathering areas. Adaptive re-use of Salt Shed adding roll-up garage door and man doors to current 11’ x 21’ opening. Replace current truss roof structure with lofted timber frame roof structure: identical dimensions and exterior appearance/materials expected except add wood stove chimney. Remove light pole from Salt Shed. Remove TV antenna and replace roll-up doors from old 2-bay garage. Add 2 approx. 60’ wide x 24’ deep shed roof structures to shelter food truck pads; exact location and style TBD. Add dumpster/recycling enclosure and approx. 8’ x 10’ open shed for dry firewood storage; exact locations TBD. Proposed starting date: June 2022”

The food trucks would be placed along the side boundary near the gas station. Picnic tables and umbrellas would be placed right behind the building.

