

Technical Review Group (TRG)
Tuesday, March 15, 2022
Town Council Chambers
NOTES OF MEETING
32 Madbury Road

TRG members present:

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

Applicants present:

Megan Thayer
Mike Sievert, Horizons Engineering

Mike Sievert introduced the project. This is now a formal application. He said it is essentially the same design as submitted for the design review a few months ago. They added some parking spaces, added a patio, dropped the floor elevation two feet, added a retaining wall for the parking lot, added a catch basin to collect water from the upper part of the site, and are replacing the sewer.

He said there are no lights in the parking area now. The new ones will be 12 feet high. There are some lights on the adjacent property to the north. Michael said there are some streetlights near the site. Michael asked about bollard lights. Mike said they thought about that but did not think they would last with potential vandalism.

Audrey asked about the floor plans, and the door at the end of the first floor hallway. There was some discussion about removing that door or making it a glass door.

There was discussion about the address. Megan said they were going to use 34 Madbury for the new building. Michael suggested using 32 Madbury for the new building since it seems logical to have the lower number closer to the street. He suggested units 1A, 1B, etc. for the first floor, and 2A, 2B, etc. for the second floor.

Michael asked about the sign and suggested a monument style sign. Megan was receptive to that.

Michael asked if there is an accessible parking space in the rear for the existing building and Megan said there is.

James asked about using yellow lights. He said we saw a presentation that yellow lights are

less disruptive for insects that are important for the environment. Megan said they were planning on using LED lights but can look into that. James said that having an oak tree supports a larger variety of caterpillars. Mike said they would ask Robbi Woodburn about that.

April asked about the timeframe for the project. Megan said they hope to have an approval after two Planning Board meetings and would break ground shortly after that and start site work in the summer or early fall. It was noted that they should coordinate with the school district to minimize disruption for traffic when making the water connection on Garrison Avenue.

Asked about parking Megan said they would offer the parking spaces on a lottery basis.

Mike said they are not increasing drainage flows. April asked about the water and sewer and said they would need an excavation permit for the new driveway. She said they should change the yield sign to a stop sign. She said they will need to coordinate with Public Works about the planned improvements to Madbury Road.

Michael asked about the existing dumpster. Megan said they would redo that and add a fence. She said they would coordinate with the Town about recycling. James suggested they look into composting for the future also.

Michael asked about the pathway and making it straighter. Mike said they need a big radius for the patio.

Michael said he would send them the energy checklist to complete. Mike said they will use mini-splits. James suggested they look at using solar or at least putting in the wiring for it now.

Michael asked about bicycles. Megan said there are no plans. Audrey suggested putting covered parking near the patio. She said it is problematic to put bikes in the hall.

Michael asked about using black windows. Audrey suggested using an off-white for the trim rather than a bright white. Megan said they could look at the windows but black windows are 20% more expensive.

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