



TOWN OF DURHAM
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Town Planner's Review
Wednesday, June 8, 2022

- X. **15 Newmarket Road – Tideline Public House.** Site plan application to create a tap room (serving beer and wine), store and food truck court with 8 food trucks, covered pavilions, a landscaped community gathering space, and other site changes behind the old Durham Town Offices. Scott and Karen Letourneau, applicants. William and Carrie Salas, current property owners. Mike Sievert, Horizons Engineering. Map 108, Lot 69.
- I recommend that the board hold the public hearing, discuss the application, and continue the review to June 22.

Please note the following in no particular order:

- 1) Acceptance. The board accepted the application as complete on May 25.
- 2) Site Walk. The board is holding a site walk at 6:00 pm on June 8 right before the meeting.
- 3) Ownership. The applicant closed on the property on June 1.
- 4) Compacted stone. Audrey Cline asked about the crushed stone for people in wheelchairs. It will be compacted stone dust which should be fine.
- 5) Parking. A waiver is requested for the number of parking spaces. See data on the site plan drawing. According to the floor area numbers provided by the applicant, 53 parking spaces would be required. 27 spaces are being provided. Two accessible spaces are provided as required. In addition to the 27 spaces on site, the applicant is reserving 10 spaces at the rear of the site for use by the Town. This is part of the agreement worked out between the applicant and the Town for the applicant's use of the 10 spaces next to the building which the Town has an easement for.

The parking for the restaurant calculated by the applicant is based on the floor area of the interior restaurant and tavern. There is no consideration of the food trucks but there is no method for consideration of food trucks.

It is difficult to discern how much parking will be needed as that depends on the success of the restaurant and how people arrive at the site. Flexibility is in order, however, on the required number of parking spaces because: 1) many people will

likely walk or bike to the site; 2) there is a Wildcat public transit location across the street for southbound traffic on Newmarket Road (I don't see a location for northbound traffic); 3) there are numerous on street parking spaces on Schoolhouse Lane and Mill Pond Road which seem to be open much of the time; 4) the applicant and the Town will discuss a shared parking arrangement where the applicant could use the 10 spaces on site when the Town is not using them along with, possibly, spaces at Town Hall. Peak times should be highly complementary for Tideline and the Town, with those for the former on Thursday and Friday evenings and Saturdays and Sundays, and those for the latter on weekdays and sometimes on Monday through Thursday evenings.

- 6) Town Parking. The applicant is working out an arrangement with the Town Administrator to allow the applicant to use the 10 parking spaces at the front left of the property in exchange for designating 10 spaces for Town use at the rear of the site. The Town Council approved the essentials of the agreement on April 4. We have a draft agreement for both parties to sign.
- 7) Fire Issues. The building will be sprinkled, as required for public assembly. The applicant will coordinate with the Fire Department on issues with the kitchen and interior of the building.
- 8) HDC. The applicant will need approval from the Durham Historic District Commission. The applicant is meeting with the commission on June 2. Most likely their review will be continued to July 7.
- 9) Encroachment. There is an encroachment of the parking lot into Schoolhouse Lane. The Town and the applicant are working out an agreement about this encroachment, which will not require any changes now.
- 10) Traffic. The traffic on Newmarket Road in front of the property is about 15,000 vehicles per day (weekday total in both directions). The Traffic Safety Committee is discussing the project on June 30. We should look at signage on Schoolhouse Lane, signage on Route 108 approaching Schoolhouse Lane in both directions, possible traffic calming devices (such as a speed hump) on Schoolhouse Lane, and the traffic pattern on Schoolhouse Lane. The Police Department conveyed that there have been 12 accidents on Schoolhouse Lane and the adjacent intersections over the past 11 years.
- 11) Bicycles. The 8 racks shown will accommodate 16 bicycles which meets the requirement for the equivalent of 1/3 the number of parking spaces required.
- 12) Dumpster. The dumpster should be moved further from the abutting residence at the rear if feasible. Is the dumpster sufficient size?
- 13) Lighting. The applicant requested a waiver regarding lighting. Lighting details were provided to the HDC. We will include them in the packet. Three types (all similar) of building mounted light fixtures are included in the application for a total of 9 fixtures. I will review the proposal for conformance with the Lighting Regulations.

- One fixture will be placed on each side of the Newmarket Road entrance doors and one at the garage for the proposed bathrooms.
 - One fixture will be placed on the main building on the rear near the ADA ramp.
 - One fixture will include five lights for signs – two on the front and two on the rear of the main building to light the four signs and one to light the sign at the salt shed. What material and what color are these fixtures? A rendering should be submitted to show where 5 of them will be located (only the four sign fixtures on the main building are shown).
- 14) Hours and activities. The board will need to establish hours of operation and limits on activity (such as playing music). The applicant has suggested a closing time of 9:00 pm seven days a week.
 - 15) Building exterior. The applicant is not proposing changes to the exterior facades of the main building, but changes are proposed to the two outbuildings. The HDC is reviewing those changes, but they should be provided to the Planning Board for its interest (There is no board architectural review in the Historic District).
 - 16) Materials. We will need details on the color and materials for the retaining wall and brick pavers.
 - 17) Utilities. The project will use Town water and sewer. Propane gas will be provided to the food trucks from a central underground tank. The Fire Department said this setup is okay. Public Works is continuing its review of the utilities.
 - 18) Stormwater. The applicant is reducing impervious surface, but the Public Works Director said they will still need to submit a drainage analysis and some treatment will likely be needed.
 - 19) Overhead lines. The applicant proposes to retain the existing overhead wires so a waiver will be needed for that.
 - 20) Energy checklist. The energy checklist will be needed soon.
 - 21) Floor plans. It would be helpful to see proposed floor plans.
 - 22) Construction plan. A basic construction management plan is probably needed.
 - 23) Snow storage. Two small areas are shown for snow storage and one if over the spaces to be reserved for the Town. More discussion is needed.
 - 24) Other Space. The applicant is exploring options for the remaining vacant space in the building. There are some constraints due to the building and fire code and rules from the Liquor Commission.

- 25) Signage. A number of signs are proposed. The HDC has purview over signage, but the board can consider the proposed plan as well. The maximum size for any individual sign in the Historic District is 6 square feet so the applicant might need a variance.
- Four wall signs are shown on the main building, two in front and two in the rear.
 - There will be a sign at the rear ADA landing and one on the salt shed. These are not shown.
 - There could be several traffic and parking signs including a stop sign, accessible parking signs, and other parking direction signs.
 - There will likely be small auxiliary around the site.
 - The HDC and Planning Board may need to set parameters for size, placement, and possibly form for signs placed on food trucks.
- 26) Process. We are tentatively looking at final action on June 22 if all is in order. If so, one precedent condition would include approval by the HDC. I will let the board know if there are issues raised by the HDC at its June 2 meeting that could affect the site layout. We will need final signoffs from Public Works, Fire, Police, and Code Enforcement before final action.
- 27) Other issues. Several other issues are discussed in my May 25 write up.