



**TOWN OF DURHAM**  
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**Town Planner's Review**  
**Wednesday, July 13, 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 5, Lot 4-10.
- I recommend that the board hold the public hearing, discuss the application, and continue the review to July 27.

Please note the following:

- 1) **Updated plans.** Updated plans were submitted Friday morning but staff has not yet had a chance to review them.
- 2) **Traffic Safety Committee.** See the memo from Rich Reine with recommendations from the Traffic Safety Committee which met on June 30. Note that the applicant should be responsible for only those off-site changes that are substantially driven by the application. This would not include any changes to signage on Route 108.

The committee recommends removing a number of parking spaces on Schoolhouse Lane and possibly adding a few on the opposite side. I believe the ultimate decision about this will be made by the Town Administrator (or Town Council?) but the board can make a recommendation. The board can also an applicant to make off site improvements if driven by the project. Changing the parking should be evaluated carefully as this will have a number of ramifications.

See the email from the applicant with an alternative proposal.

If the Town wishes to make these changes I recommend that it not be made until evaluating the situation after Tideline has been in operation for 6 or 12 months. It would be unfortunate to make these changes predicated largely on projections about the Tideline project should those projections not occur.

- 3) **Parking.** A waiver is requested for the number of parking spaces.

- 4) Circulation. The applicant does not plan to change the circulation pattern on site but will add a number of planters alongside Schoolhouse Lane to better direct and calm traffic.
- 5) Lighting. The board should evaluate the proposed lighting carefully. Lights are proposed for signage and string lights are proposed.
- 6) 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.
- 7) Construction plan. A basic construction management plan is probably needed.
- 8) Snow storage. Two small areas are shown for snow storage and one is over the spaces to be reserved for the Town. More discussion is needed.
- 9) Variance. The applicant applied for a variance for the size of the signage. The HDC voted to support the request.
- 10) HDC approval. The HDC approved the project on Thursday night.
- 11) Signage. The applicant plans to include numerous small auxiliary signs on site. These signs should be provided and shown on the site plan.
- 12) Energy Checklist. The applicant met with Jim Lawson, chair of the Energy Committee, Audrey Cline, and me and submitted a final checklist. These are all items the applicant plans to do but they are not required to do so.
- 13) Process. We are tentatively looking at final action on July 27 if all is in order.
- 14) Composting. The applicant is meeting with the Integrated Waste Management Advisory Committee about potential composting.
- 15) Recycling. A recycling plan will be needed.
- 16) Landscaping. Any changes for landscaping should be submitted. Some visual buffering should be included along Newmarket Road in front of the food trucks.
- 17) Other items. Several waivers may be needed. These can be discussed at the following meetings.