

Technical Review Group (TRG)
Tuesday, May 17, 2022
Town Council Chambers
NOTES OF MEETING

Tideline Public House – 15 Newmarket Road

TRG members present:

Michael Behrendt, Town Planner
Audrey Cline, Building Official
Rene Kelley, Police Chief
Brendan O’Sullivan, Deputy Fire Chief
Rich Reine, Public Works Director
April Talon, Town Engineer

Applicants present:

Scott Letourneau on zoom
Mike Sievert, engineer

Scott presented the project. There will be a restaurant and indoor and outdoor dining, and a small kitchen inside with a limited menu. There will be up to 8 food trucks. These will be on RV-style pads with their own utilities. One can walk freely in and out and can come for just food, just beverages, or both. There will be wine and beer.

The northerly half of the building will be the restaurant and bar on the first and second floors. The lower southerly half will be the store on the first floor, run by Karen Letourneau. There will be all kinds of merchandise including gourmet food. It is not clear yet what the second floor will be, probably not an office. They are investigating options. The use must be separated from the tavern as required by the state liquor commission. There is no problem with the store because it is part of the same business.

Brendan discussed grease laden vapors and a suppression system. Scott said there will not be a commercial kitchen. Audrey said he may need a vent hood.

Brendan said the building has an alarm already. They will not need to separate the occupancies. The entire building will be sprinkled. Scott said they might need to keep the door to the second floor tap room closed per the liquor commission. Brendan said they would need for the door to de-activate automatically when the fire alarm goes off or with a push bar.

Rich said they don’t have a stormwater report and asked if a waiver was needed for this. They are decreasing the impervious surface. Everything will flow to the Town’s closed system and outfalls to the Oyster River. The side is grandfathered but with the changes some

improvements may be needed. Mike said they are reducing the impervious area. There will be brick, crushed stone, crushed gravel, and grass with less runoff. He will look at the catch basins. They may add sumps for treatment. The brick will be on a bed of sand and gravel. Rich said he is not sure they need a waiver but rather an approval form Public Works. He asked if Mike considered adding more infiltration. Mike said that anything compacted will get some infiltration but not a lot. The waiver would be if this is not a standard review. Rich agreed based on the decrease in impervious surface. He said they need to discuss the quality of the water in the runoff. Mike said they won't need a standard drainage analysis. Rich and Mike will evaluate this further.

April asked about the water and sewer. She said there are several issues. The owner would be metered for water use not the individual trucks. They would need a water/sewer connection permit. Technically this is an increase in use. She needs to look at to see how it will work. Some drainage lines are not shown as being connected on the existing conditions sheet.

Mike said this is a new survey for the site. This is what they found for existing conditions. There are some unknowns.

Rich said they will need a long-term operations and maintenance plan.

Michael said the application is coming to the board on May 25. He assumes the applicant is seeking final action in June. The board meets on June 8 and June 22.

April asked if they considered people walking to the site with the barrier on the northerly side. Mike said they want to connect both pedestrian ways. This plan is based on earlier requirements by the liquor commission. They should be able to change it. People will also use the front door to the building. Scott said they will need a sign "No Alcohol Beyond This Point" in a few locations.

Scott said there will be a 4" line for water. They want to have a dishwasher in the garage for the food truck operations. Audrey said a grease interceptor would be needed.

Michael asked if they had reached out to abutters. Scott said they have. Karen Meyers at the Three Chimneys is enthusiastic about the project. He said they don't have contact information for two of the houses. Michael said there could be a concern about noise and traffic. Scott said they would like to have acoustic music.

Michael said there are about 15,000 vehicles per day passing in front of the building on Newmarket Road.

Brendan said the arrangement for propane looks okay.

Mike said they are thinking about having some roofed structures or pavilions over the seating area but don't propose anything now. Michael asked about roofed structures over the food

trucks. Mike said the structures would not meet the side setbacks as the posts would need to be placed close to the lot line. It was also an issue of cost. Scott said they might want to install poles in the future for lighting. Mike said they might submit more information about landscaping later.

The meeting adjourned at 11:00 am.

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