



**TOWN OF DURHAM**  
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**Town Planner's Project Review**  
**Wednesday, September 21, 2022**

VIII. **15 Newmarket Road – Tideline Public House.** Modification to approved site plan application to allow container units to be used for food service. The July 27 approval is to create a tap room (serving beer and wine), store and food truck court with 8 food trucks (*not including container units*), covered pavilions, a landscaped community gathering space, and other site changes behind the old Durham Town Offices. Scott and Karen Letourneau, applicants. Mike Sievert, Horizons Engineering. Map 108, Lot 69.

➤ I recommend approval.

The site plan was approved by the Planning Board for the food truck court and to create a tap room and store in the main building. The request is to allow for one container but the Planning Board could approve use of more than one so that the applicant would not need to return if they have another party interested in using a container.

The Historic District Commission approved the request on September 8.

The request is coming before the board because the approval was for food trucks. I was a little wary at first how a container would fit in with food trucks but after looking at some examples, speaking with the applicant, and observing how diligent the applicant has been with every detail of this project I believe one or more containers would fit in well and not cause any issues. This is not a “structure” because it is not attached to the ground so it does not need to meet setbacks.

I suggest processing the request as a Planning Board modification. It is too big a change for staff to approve as an administration modification and I don't think it rises to the level of an amendment which requires notices and a public hearing. I recommend that the Planning Board accept any comments at the meeting, either during the Public Comments time or when this application is reviewed.

We do not need to include any conditions other than approving as submitted along with Findings of Fact, below. But, of course, the board may want to include conditions.

(over)

## NOTICE OF DECISION

**Project Name:** Tideline Public House  
**Action Taken:** APPROVAL  
**Project Description:** Modification from approved site plan to allow for use of a container along with food trucks  
**Address:** 15 Newmarket Road  
**Property Owner:** Scott and Karen Letourneau.  
**Engineer:** Mike Sievert, Horizons Engineering  
**Map and Lot:** Map 108, Lot 69  
**Zoning:** Courthouse  
**Date of approval:** September 21, 2022

The application is approved as submitted and presented.

### Findings of Fact

The site plan for a food truck court was approved July 27, 2022. The applicant seeks to allow for one or more containers to be used along with food trucks. The Historic District Commission approved the request on September 8. The Planning Board did not see any significant concerns so the application was approved as a modification. The container is not a structure and need not meet setbacks.