



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, February 25, 2015

XI. ***Public Hearing - Automobile Service Facility – 3 Dover Road***. Redevelopment of former Cumberland Farms property into facility with 3 service bays, an office and 12 parking spaces. James Mitchell, Tropic Star Development, applicant; Cumberland Farms, property owner; Barry Gier and Wayne Morrill, Jones & Beach, Design Engineers. Map 4, Lot 49. Courthouse Zoning District.

➤ I recommend the board continue the public hearing to a meeting in March.

Please note the following:

- 1) **Change in design**. Based on numerous comments, the applicant has modified the plan to reduce the number of bays from 4 to 3, allowing for better access around the rear, and eliminated any openings on the back side of the building toward the Holiday Inn Express. These changes are very helpful.
- 2) **Updated plans**. See the updated plans submitted February 16 – drawings, lighting, a drainage analysis, and a response to a number of issues that I had raised earlier.
- 3) **Traffic study**. The Planning Board stipulated that a traffic, circulation, access, and parking study be provided (as I recall). This has not yet been done. In his letter, Barry Gier says that a traffic memorandum would be sufficient. I do not believe that this is what the board specified nor that it would be appropriate. There are significant potential issues that need to be addressed with a detailed study.
- 4) **Landscaping**. The applicant has enhanced the landscaping plan. We will look at this to see if there are appropriate places to enhance it further. I think that more trees should be added as the plan now shows 3 service berry trees at the entrance and 3 blue spruce on the left side toward the rear.
- 5) **Architecture**. I do not believe that the proposed plan meets the Architectural Standards. If useful, at the next meeting, I can detail the ways in which I think it departs from the standards. It would be helpful if the board can appoint a committee to work with me to provide comments to the board, and work with the applicant if they are willing to do so. If the board agrees, perhaps this could be appointed at the next meeting. I would like to put the word out that any citizens interested in serving on such an ad hoc committee send me an email or letter and we would forward these to the board.
- 6) **Street light**. The board should determine soon whether the applicant should pay for the street light or whether the Town should. I will forward more information on this later.
- 7) **Management plan**. The applicant concurs that a plan with specifics about the type of activities that will occur and a management plan should be presented later, once a tenant is identified.
- 8) **Other significant issues**. What other significant issues does the board see that need to be addressed?