



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, March 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 discussion and continuation of project and public hearing.

Please note the following:

Traffic and Circulation

- 1) Easement. The easement permits the applicant to drive only on the 12 foot section on the right/easterly side. The truck template shows a vehicle going beyond this area. This needs to be addressed.
- 2) Template. The truck template showed a truck driving over 3 parking spaces in the rear. How would this be handled given the need for full parking on site?
- 3) Traffic Consultant. At the appropriate time, I think it would be useful for the applicant's traffic consultant, Steve Pernaw, to attend a Planning Board meeting, to give his perspective on the traffic/circulation plan and answer any questions.
- 4) Town's Consultant. Unless the traffic and circulation issue is substantially addressed to the satisfaction of the Planning Board, I think it would be appropriate for the Town to hire its own consultant to review Steve Pernaw's findings and the issue in general. If the Planning Board elects to do this, then the applicant would pay for the consultant's fee.
- 5) Left Turns. While it appears that trip generation would be substantially less than what it was for the Cumberland Farms site it would be useful for the applicant to speak to left turns into and out of the site at peak hours. The Planning Board chair raised this issue.
- 6) Back up at the entrance? Is there a concern for the entrance driveway (22 feet wide) to occasionally get backed up with trucks or congestion on site? How would this affect vehicles entering the site? The Planning Board chair raised this issue.
- 7) Loading. How will loading be handled?
- 8) Parking plan. We need information on how many vehicles are expected to be parked on site for employees, customers, and vehicles before and after they are worked on.

- 9) Overall. It would be helpful for the applicant's traffic consultant to provide thoughtful and detailed analysis of how the site will work overall given its tight configuration and the amount of potential vehicular activity.

Other Issues

- 10) Architecture. The Planning Board suggested that I meet with the applicant to discuss the architecture. I have contacted the applicant but we have not yet arranged for a meeting. I can meet with the applicant now or we can wait until the traffic/circulation issue is adequately addressed, whichever the applicant would prefer. I conclude from the Planning Board's discussions on March 11, that the board is not inclined to appoint an architectural committee for this project.
- 11) Tenant. The applicant said there is no prospective tenant yet. The applicant said they expect this to be a repair garage rather than a quick-lube type place. It was acknowledged that if the project is approved as a garage and then changes to the latter, an amendment would be in order.
- 12) Garage doors. The applicant said the garage doors would be closed while work is going on.
- 13) Other issues. There are other issues to address related to landscaping, noise, hours, treatment of wastes, definition of exact activities to occur on site, etc. but these are secondary to the traffic/circulation concern.