



TOWN OF DURHAM
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Town Planner's Recommendation
Wednesday, November 5, 2014

- X. **Automobile Service Facility – 3 Dover Road.** Redevelopment of former Cumberland Farms property into facility with 4 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.
Recommended action. Acceptance as complete and setting a public hearing for December 10.

- I recommend accepting the application as complete and setting a public hearing for December 10.

Please note the following:

* This is pretty much the same memo that I sent to the board for the September 17 meeting. The applicant had requested the application be tabled at that time. They have now requested that it be brought back to the board. No changes or additional information was submitted with this request.

- 1) **Cumberland Farms site.** This is the site formerly occupied by Cumberland Farms. The building has been vacant for many years. We are very pleased to see an application for the redevelopment of the long-abandoned site, but the Planning Board will need to review this very carefully given the very tight sight. It is only .25 acres with little room for landscaping and maneuvering.
- 2) **Redevelopment.** The site will be completely redeveloped, including removing the existing building. The proposal is for a 4-bay car service garage, with an office in the front and 12 parking spaces.
- 3) **Variance.** The applicant obtained variances on June 10, 2014 to allow for:
 - a) parking spaces where 16 spaces would be required
 - b) less than 5% of the parking and driveway areas to be landscaped
 - c) parking in the rear yard;
 - d) an ADA parking aisle within the front yard; and
 - e) a refuse contained within the side and rear yards

- 4) Zoning. The site is zoned Courthouse. An automobile service station is permitted by right in this district. I will review the Zoning Ordinance to see if any other variances might be needed. The front setback in the district is 15 feet. The maximum impervious surface ratio is 80%, which the applicant said is met. We will need to confirm that the turf block porous pavers count toward pervious surface (per the definition in the ordinance).
- 5) Access and circulation. There are some challenges with access into and through the site. The board might want to ask for a limited traffic study to analyze this. We will need to see the easement allowing for limited access through the adjacent Holiday Inn property. I understand that right turns into the Holiday Inn property from the rear access are not allowed. Also, 2 parking spaces at the rear would block regular use of the rear access.
- 6) Landscaping. A fairly minimal landscaping plan is included in the packets.
- 7) Lighting. A lighting plan is shown. The maximum is 3.8 footcandles which is reasonable.
- 8) Fire. The building will probably need to be sprinkled. The department will need to evaluate the ability of the underground stormwater chambers to support the weight of a truck.
- 9) Architecture. Elevations are provided. There are a number of elements that I do not believe meet the Architectural Regulations. One challenge is having the front public face of the building mesh well with the utilitarian rear section. The front building is shown as being fiber cement (such as Hardiboard©), which is an appropriate alternative for wood siding. I recommend the board appoint an ad hoc committee to work with the BKA Architects and me on the design at the appropriate time, though the applicant has indicated that they do not wish to work with a committee, in which case the committee would work just with me.
- 10) Site walk. At some point, holding a site walk would be useful.
- 11) Miscellaneous. A handicap parking sign will be needed in front of the striped area next to the space. Measures might be needed to mitigate potential impacts upon and views from the Holiday Inn Express (of the service bays). Will vehicles be parked/stored in those aisles next to the hotel? The dumpster will need to be enclosed.
- 12) Utilities. April Talon suggested moving the water shut offs off the property and into the road right of way. Gas service is not proposed at this time.
- 13) Monitoring Well. There is a well on site. Is this an active or closed file with NHDES?
- 14) Full Review. I will conduct a full review in advance of the December 10 public hearing.