



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**Town Planner's Project Review**  
**Wednesday, August 8, 2018**

- XI. **72-74 Main Street – Four-Story Building.** Conceptual site plan application related to application for 2-lot subdivision, above, for new four-story mixed use building. Douglas Clark, applicant. Town and Campus, Inc. c/o Jess Gangwer, property owner. Map 2, Lot 14-1. Central Business District.
- I recommend discussion and then closing the conceptual review or continuing it to August 22.

Please note the following:

- 1) **Site plan.** It is helpful to consider this conceptual site plan as it is integrally related to the 2-lot subdivision for 72-74 Main Street now being reviewed by the Planning Board.
- 2) **Conceptual review.** There are neither notices nor public hearing involved with a conceptual review but I recommend taking any input from interested members of the public. Like a design review, either the applicant or Planning Board may close the conceptual review at any time.
- 3) **Proposal.** The proposal is for a mixed-use building with four floors plus underground parking. The applicant has requested a variance for the building layout as the Zoning Ordinance requires two floor of commercial with a four story building. The proposal is for commercial on the first floor and on part of the second floor.
- 4) **Uses by floor.** The plans show:
  - Basement: garage parking for 12 spaces
  - First floor: commercial – 5,123 square feet
  - Second floor: commercial – 2,074 square feet; residential – 3,191 square feet
  - Third floor: residential – 5,380 square feet
  - Fourth floor: residential – 2,891 square feet

*Total (not including parking or vertical circulation): commercial – 7,197 square feet; residential – 11,462 square feet*

(over)

- 5) Site design. The first floor plan also shows portions of the site. The top of the drawing is Pettee Brook Lane. The plan shows entrances to the building off Pettee Brook Lane and from the alley next to Aroma Joe's. Generally, it is preferable to have the entrance in the front of the building, fronting Main Street (See 175-42 B. 4 on the Zoning Ordinance). The sides of the building toward Main Street and Pettee Brook Lane would be placed at the lot lines (so the existing parking in front of the yellow house would be eliminated). There would be a 5-foot setback on the side toward Aroma Joe's. The first floor plan shows that the existing footpath located behind the Town park encroaches onto the subject lot. This encroachment would need to be addressed.
- 6) Zoning. There are some zoning constraints with the application (We will know more later when detailed information is submitted). The applicant has applied for variances regarding uses/floor configuration and density of dwelling units. Note that several staff and Town Council members have met a few times to discuss strategies to facilitate new high-quality development and redevelopment in the downtown. Some general zoning amendments may be put forth soon which might address one or more of these constraints.
- 7) Character of building. This is an important site as it is the gateway to the downtown from Main Street and the university. The building design would be subject to the Architectural Regulations. The applicant has spoken about the principles and goals expressed in the Commercial Core Strategic Plan (B. Dennis Plan).