



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, September 26, 2018

- IX. **74 Main Street – Mixed-Use Building.** Design review site plan application for new four-story mixed use building on new lot being created from recent 2-lot subdivision. Douglas Clark, applicant. Mike Sievert, MJS Engineering, engineer. Lisa DeStefano, DeStefano Architects, architect. Sean O'Connell, Shaheen & Gordon, attorney. Town and Campus, Inc. c/o Jess Gangwer, property owner. Map 2, Lot 14-1. Central Business District.

➤ I recommend the board discuss the project and set a public hearing for October 10

Please note the following:

- 1) **Design Review.** This site plan is a preliminary design review so it involves notices to abutters and a public hearing. The site plan is a follow up to the 2-lot subdivision that was recently approved. Either the applicant or the Planning Board can close the preliminary review any time. The purpose of the preliminary is to raise issues early on so that the applicant can consider them as part of the formal application. It is likely that the applicant will be ready to close the preliminary on October 10.
- 2) **Design review requirements.** The applicant has addressed the submission requirements for a design review application under Section 1.2.6 of the Site Plan Regulations. A number of the items do not apply.
- 3) **Site walk.** The board can decide if it is worth holding a site walk for the plans given that it held one for the subdivision.
- 4) **Zoning.** There are various zoning issues that the applicant is working on relative to number of floors, disposition of commercial and residential uses in the building, number of dwelling units, and habitable area for unrelated occupants.. He will present a variance application to the ZBA on October 9. The proposed zoning amendments affecting the Central Business District may be helpful to the applicant. We will see how the amendments progress and how the timing affects this project. A formal application should comply with zoning (or a variance would be needed). If the applicant does not obtain the variances that he needs he might consider keeping the project at the preliminary stage until the zoning amendments are adopted. The board could continue to work through issues with a preliminary application.
- 5) **TRG.** See the notes from the Technical Review Group meeting on October 18, where various issues were discussed.

- 6) Parking. While the applicant is adding more parking for the property, any shortfall below the required minimums in the Site Plan Regulations would require payment of the parking impact fee of \$1,500 per space.
- 7) Conditional use. Mixed use residential is a conditional use, so when the formal application is submitted, this will be reviewed as a conditional use (including notices to abutters within 300 feet, posting a sign for the hearing, considering the 8 criteria, etc.).
- 8) Dimensional standards. The dimensional standards for the Central Business District are: zero front, side, and rear setbacks; 30 foot building height and 50 feet by conditional use; maximum 100% impervious surface.
- 9) Alley. We will continue discussion of treatment of the alley between the proposed building and the Aroma Joe's building on the adjacent lot. The applicant has discussed making this a pedestrian way with outside seating for his restaurant, Aroma Joe's, and Subway. It would be beneficial to install attractive pavers in this alley and removable bollards at the rear to prevent vehicles from using it.
- 10) Park and Main Street. I am hoping that as part of this project the Town may be able to redesign the Town park at the corner of Main Street and Pettee Brook Lane. It would be a plus for the downtown to remove the Town parking in front of Aroma Joes and reclaim that area for the park, while extending the pathway behind the park and the sidewalk along Main Street straight through. Perhaps we could create a few more on street parallel parking spaces where the driveway would be removed to compensate for the spaces in the lot. Deliveries to both buildings are now sometimes made from this parking area. We can discuss allowing a delivery area along Main Street if the parking area is removed.
- 11) Architecture. The applicant has provided architectural renderings and floor plans prepared by DeStefano Architects. The project will be subject to the Town's Architectural Regulations.
- 12) Tight site. The site is tight for fire access, snow storage, garbage pick up, and vehicles maneuvering so we will want to look at this more closely.
- 13) Condominiums. The applicant is considering establishing the building as condominiums. A condominium creation can be reviewed side by side with the site plan.
- 14) Stormwater. Mike Sievert notes, "Pursuant to the above-mentioned project, I have prepared a preliminary layout based on the site and building footprint. It appears that the development will increase the impervious surface area on the project. The disposition of the current parcel is approximately 40% pervious and 60% impervious. The proposal will render the lot approximately 100% impervious. Therefore, I am preliminarily considering an underground stormwater storage system. I will have a better idea of the design once we proceed through the design review process."