

Technical Review Group (TRG)
Tuesday, November 5, 2019
Town Council Chambers
NOTES OF MEETING

19 MAIN STREET PARKING LOT

TRG members present:

Michael Behrendt, Town Planner
Andrea Bodo, Historic District Commission
Dave Kurz, Police Chief
Mike Lynch, Public Works Director
John Powers, Deputy Fire Chief
Christine Soutter, Economic Development Director

Applicants present:

Pete Murphy
Mike Sievert

Pete Murphy and Mike Sievert presented the application. Mr. Murphy said the project is independent from Mill Plaza. He hopes to do something with Mill Plaza and offer as many spaces as they need. There are moving parts. He has been thinking of doing a parking lot here for a year or so. He said Mike Sievert has a few preliminary drawings with three options now. Ideally there will be 2 egresses but he doesn't know if that is feasible at this point.

Mike Sievert said there are 4 residential buildings on the site now. One will be removed. The parking spaces along the entrance will be removed. This will be a boulevard with a separate entrance and exit lane. There will be landscaping in the median. There is a pretty steep slope from the front of the site to the rear. The front is about 72 feet and the back is about 34 feet. This could lend itself to 2 levels of parking.

Mike Sievert said there are 40 spaces on the lot now. No landscaping or lighting is shown now. Pete Murphy said the house at the back, the ranch, would be removed. It is not historic. They won't be touching the "billiard house" closer to Main Street.

Christine Soutter asked which option they prefer. Mike Seivert said option 3. He

said this gives space for drainage. It would also allow for a connection to Mill Plaza. He said each driveway at Main Street would be 11 or 12 feet wide. There is about 65 feet between the buildings at 19 and 21 Main Street. Michael Behrendt said we will want to optimize the entrance in terms of slope, median width, spacing from the two buildings, and width of the driveways.

Andrea Bodo asked if there could be a curve in the boulevard. Mike Sievert said that is possible but it would be harder to do with a boulevard type design. They could mound the median to obscure the view back to the parking lot. Michael Behrendt said we don't want to lose the boulevard. He said two driveways 10 feet wide would be more gracious than one 20 foot wide driveway.

John Powers said snow removal would be important.

Mike Sievert said they have not taken any test pits yet. The soils appears to be silty loam, which is not bad. There are rocks in there though. Hopefully, there is not a lot of ledge.

Chief Kurz asked about having a second level with a parking deck. Mike Sievert said they could look at that. Chief Kurz said we need to think about parking as a public good. He said we need parking for the downtown to be vibrant. We should look at a public private partnership. The Town could control some of the lot for use by businesses. Mike Sievert said the beauty of this location is that the parking lot would be largely unseen. Michael Behrendt said with the difference in grades we could have separate access to parking at grade and parking in a deck, from Mill Road and Main Street respectively. You could avoid using a ramp which would save space though the two levels would not be connected.

Michael Behrendt said some kind of three dimensional visual would be helpful to see how visible the parking lot would be from neighboring properties. Mike Sievert said he would prepare a cross section from Main Street toward the rear of the property. Michael Behrendt suggesting showing the existing and proposed conditions.

Michael Behrendt said with all traffic connecting at Main Street use of the Durham traffic model might be appropriate. He said they might need to combine the lots into one lot. The maximum impervious surface is 80%. Mike Sievert said they might be able to do permeable pavement. Adding fill could allow for that.

Mike Sievert said there is one wetland on the site, about 10 x 20 feet. HE said it is

not a vernal pool. Andrea Bodo asked where the stone walls are. Mike Sievert said they will show them. There are a few walls and there would be an impact on one wall.

Mike Sievert said the drive aisles are 24 feet wide. Michael Behrendt said they could look at making these more narrow, especially if there won't be much use of the lot. Mike Sievert said they will look at 22 feet. Michael Behrendt asked about a sidewalk in the middle. Mike Sievert said they could also use a median for drainage. Michael Behrendt said screening the perimeter will be important.

Mike Lynch said there are opportunities for stormwater management to think out of the box.

It was noted that the intersection with Main Street won't line up with Park Court. Mike said there are 5 lights nearby on Main Street but it is still underlit there. We should discuss lighting designs. We should look at the crosswalk details. He said snow removal will be challenging. This is always the last thing discussed. He suggested looking at a heating system for melting snow.

Respectfully submitted,
Michael Behrendt, Durham Town Planner/TRG Chair