

These minutes were approved at the ###, 2020 meeting.

Site Walk Minutes
Bagdad Wood addition – 38 Madbury Road
July 8, 2020 – 3:00 p.m.

Planning Board

Lorne Parnell, Vice Chair
James Bubar
Heather Grant
Sally Tobias

Applicant

Cyndy Taylor
Bill Walker
Mike Sievert, MJS Engineering
Sarah Hourihane, architect

Others

Michael Behrendt, Town Planner
Christine Soutter, Economic Development Director
Steve Spielman, owner of 24 Dennison Road
Paula Martin, Deer Meadow
Roscoe Whitmey, Smith Park Lane

(There was a quorum for about half of the meeting. Lorne arrived a little late and James left a little early.) Michael Behrendt opened the meeting at 4:05 pm. Mike Sievert explained the project. The group looked at the area where the parking lot will go. The grade will change some from the existing parking lot with the upper lot a little higher in elevation. Residents will have parking on site during construction as will the construction workers. Mike Sievert said the property line for the lot is only a few feet from the pavement on Dennison Road.

The corners of the addition were painted on the pavement and marked in the wooded area. Michael noted there are two single family houses on Dennison Road adjacent to the addition. Steve Spielman owns 24 Dennison Road but rents the house. It was noted that the adjacent house at 26 Dennison Road is owner occupied. Michael said he had not heard anything from that property owner. Mike Sievert said they can mark the trees along Dennison that will be saved when they finalize the drainage plans. He said Robbi Woodburn will come back to the site and look at it. Mr. Spielman suggested planting a hedge of arborvitae shrubs there. Michael said that for buffering a building, use of a mix of evergreen shrubs and trees are usually preferred since they offer a more natural look.

(over)

There will be a retaining wall on the south side of the parking lots adjacent to Paul Berton's apartment building. This will allow for preserving more vegetation there. Michael said he believes the house at the corner of Dennison and Garrison (41 Garrison Avenue) is a single family house but he has not heard anything from the property owner.

The group walked around the westerly side of the lot. There will be an air conditioning condenser next to the addition. There was some discussion about placement and noise. Mike Sievert said it will likely be placed lower than the adjacent ground which should provide a buffer. Michael said if it produces noise the screening should be soundproofed. He said if the screening is placed close to the unit that muffles the noise considerably as it does not refract much over the screen.

There will be a walkway at the corner of the existing building leading to the corner of Bagdad Road and Dennison Road. Mike Sievert said the fire department requested this. A few trees will need to be removed there. Cyndy Taylor said a lot of water from Dennison Road comes here and they are trying to get more water from the site to come in this direction. He may need to put a culvert under the sidewalk. Mike Sievert explained the existing catch basins nearby.

Bill Walker said he talked to Doug Bullen in Public Works and Doug thought the existing recycling plan for Bagdad Wood was good. They may need some more bins though. The group walked around the building in a counter-clockwise direction and looked at the proposed patio and sidewalk in front of the addition.

There was some additional discussion. The meeting adjourned at 5:10 pm.

Respectfully submitted.

Michael Behrendt, Durham Town Planner