

Technical Review Group (TRG)
Tuesday, November 10, 2020
Town Council Chambers and ZOOM
Notes of Meeting – Gerrish Drive Subdivision

TRG members present:

Michael Behrendt, Town Planner
James Bubar, Planning Board Representative
Audrey Cline, Building Official
Rene Kelley, Deputy Police Chief
Rich Reine, Public Works Director
Christine Soutter, Economic Development Director
April Talon, Town Engineer

Applicants present:

Mike Sievert, engineer

Mike Sievert explained the project. There will now be a loop road. They thought a connection is better for several reasons: safety, access, and utilities. There will be 4 duplexes (8 units) and 7 single family houses for a total of 15 dwelling units.

More information on drainage will be provided. Mike said NHDES does not want disturbance to the existing wetland south of the right of way at the entrance so they redesigned this part of the project. They will not be restraining flow through there.

Rich said he is evaluating whether this should be a Town road. He is concerned about the long term liability to the Town for maintaining this road. It has a 25-30 year design life. If it is private it can be narrower. He would want to see a third party review for drainage. If the road is a Town road we would need a geotechnical report on the design of the retaining walls.

James said we need figures for the amount of wetlands to be filled. Mike said they would provide this. He said there will be no impediment to flow as it is now not ponding.

Mike said for the second wetland crossing there would be no bottom. There would be a retaining wall to minimize the fill there. They are discussing if they want to do that. He is still working on the drainage plan for the roads.

Mike said they will construct wetlands. These work well. They have them at Harmony Homes. The soils are not good here so these will work well. The road is superelevated tipped to the inside. They hope to get as much runoff to go to the green. They want to reduce disturbance below the road and tuck in the wetlands closer to the road and revise the plans here. The gravel wetlands are sized for the 10-year storm. They may need to increase them.

There was a discussion whether the application is ready to be accepted by the Planning Board. The conclusion was that we should provide direction first whether the straight part of the road should be a Town road or a private road as this would affect the design. It could be modified for the December 9 Planning Board meeting and accepted at that time, setting the public hearing for January.

Rich said he did not see anything compelling for the Town to take over the road.

There was discussion about the pressure sewer. Rich said it might have to tie in at Bagdad Road rather than Sumac Lane. He said he has no major objection to a pressure line.

James said we will need an updated deed for the lot line adjustment.

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