



TOWN OF DURHAM
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Town Planner's Review
Wednesday, December 15, 2021

- IX. **Public Hearing - 19-21 Main Street – Parking Lot**. Formal site plan and conditional use application for parking lot as principal use on four lots and reconfiguration of the entrance. Toomerfs, LLC c/o Pete Murphy and Tim Murphy, owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Map 5, Lots 1-9, 1-10, 1-15, and 1-16. Church Hill District. **Recommended action**: Discuss and continue to a future meeting.
- I recommend that the board review the updated plans and continue to another meeting.

Please note the following:

- 1) The applicant has reduced the scale of the project for the rear parking area. The former plan showed 144 spaces in the rear and the revised one shows 121. There were five rows of parking with two central medians and now four rows are shown with one median. The side buffers on the east and west, adjacent to several houses and to Mill Plaza, respectively have been increased. The rear buffer to the south, toward Chesley Drive is a little wider at one corner. The grading to the south is similar to the previous grading plan. There is about a 16-foot rise from the bottom of the slop to the lowest part of the parking lot.
- 2) It would be very helpful for the Planning Board to provide specific feedback now on these updated plans. Reducing the scale reduces most potential impacts, upon abutters, for stormwater runoff, for construction, for activity when built, for traffic. Is the new plan sufficient?
- 3) Would another preliminary discussion of the conditional use criteria for the revised plan be useful?
- 4) The revised plans were presented to the Technical Review Group on Tuesday. I will send notes of the meeting shortly.
- 5) The board should determine if the construction traffic constitutes a Development of Regional Impact. The only element of the project which I believe could reasonably be deemed a development of regional impact is the construction traffic. Riverwoods was deemed a DRI for the construction traffic. If so, we must notify abutting municipalities and the regional planning commission. I will send specifics about the determination at Riverwoods shortly for the board to compare.
- 6) It will be appropriate to send the revised plan to Altus Engineering, our consultant, to review the revised drainage plan when that is ready.
- 7) As a next step the applicant should provide a few additional images of the project as discussed earlier.