



TOWN OF DURHAM
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Town Planner's Review
Wednesday, May 12, 2021

- XI. **Public Hearing - 19-21 Main Street – Parking Lot.** Formal application for site plan and conditional use for parking lot 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.
- I recommend that the board review the revised design and continue the review and hearing to May 26.

Please note the following:

Mike Sievert has redesigned the proposed parking lot for 19 Main Street pursuant to a decision by the Zoning Board of Adjustment finding that the retaining walls for the former design constituted a parking structure rather than surface parking. A parking structure is not allowed in the Church Hill zoning district.

See the cover letter explaining the changes, the revised grading plan, and the revised site plan 5-6-21 on the website. The prior plan is about the sixth item down on the website – “Updated Site Plan 4-6-21.”

The following changes are incorporated into these revised plans from the prior plans. Mike Sievert can advise if there are other elements that are changing.

- The retaining wall is removed in entirety. The rear of the site will now be graded down at a 2-1 slope (2 feet of run to 1 foot of rise). The width of the two side buffers is not changed but they are regraded.
- The wooded buffer at the rear is reduced from 100 feet to between 72 and 109 feet.
- The total number of parking spaces is reduced from 180 to 169.
- The slope of the parking lot is increased from 2.9% to 5%
- There will be a wooden guardrail at the top at the rear
- Snow will now be stored off the rear of the parking lot.

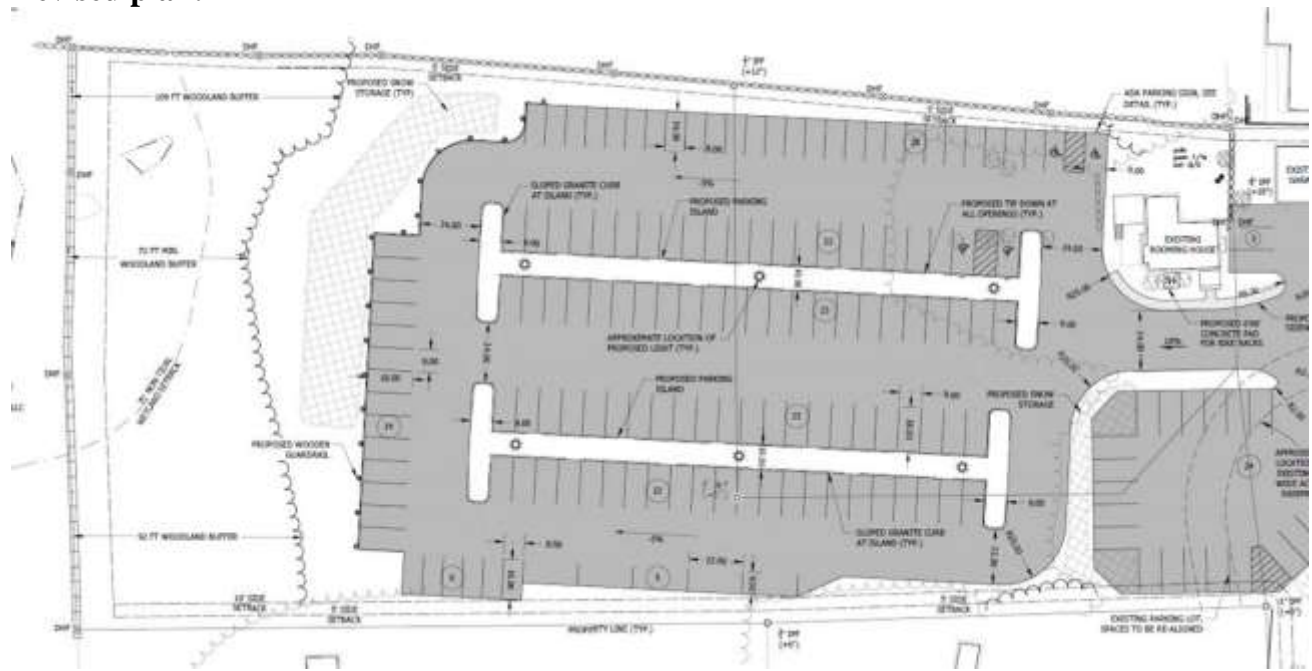
The applicant will need to submit revised plans for stormwater and landscaping and any other elements that are affected. A rendering should be provided of the view toward the parking lot from the south showing the grading.

(over)

The board will need to determine if the revised rear buffer is sufficient in accordance with the conditional use criteria and Article 5. Landscaping and Screening Standards in the Site Plan Regulations, in particular Section 5.9 Screening.

The revised plans have been sent to the Technical Review Group. We will hold another meeting of the TRG if members think it would be useful.

Revised plan:



Prior plan:

