



TOWN OF DURHAM
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Town Planner's Review
Wednesday, June 8, 2022

- XI. **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.
- I recommend that the board hold the public hearing, discuss grading and the DRI, below, and then discuss how to proceed from here.

Please note the following:

- 1) ***Updated information.** The applicant submitted new information in response to the request from the Planning Board at the May 11 meeting. The submittal includes views from Chesley Drive and the Urso property and a revised seed mix. The board requested that the applicant's landscape architect Robbi Woodburn attend this meeting. See the memo from Ms. Woodburn: she cannot attend but her associate Vicki Martel be there.
- 2) **Grading.** As noted earlier, the board needs to discuss this issue at the meeting. Here are excerpts in the Site Plan Regulations under Article 8. Natural Resource Standards:
 - 8.2.1 Buildings, parking areas, travel ways, and other site elements shall be located and designed in such a manner as to preserve natural resources and maintain natural topography to the extent practicable. Extensive grading and filling shall be avoided.
 - 8.2.3 Development shall follow the natural contours of the landscape to the extent practicable to minimize grading.
- 3) **DRI.** 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. See information about the Development of Regional Impact at the bottom.
- 4) **Deliberations.** The board should be able to start deliberations soon. Once the board is ready to begin, I recommend adjourning the public hearing for one or more meetings to a specific date. The board could direct me to prepare a draft notice of approval or notice of denial. The board could accept final public comments at that subsequent meeting.