



**TOWN OF DURHAM**  
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**Town Planner's Review**  
**Wednesday, June 9, 2021**

- X. **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 specify what additional images and documentation are needed; determine if the traffic during construction constitutes a Development of Regional Impact; and continue the review and hearing to June 23 or July 14.

Please note the following:

- There have been numerous requests from abutters for specific images to give a better understanding of the plan. Only the board can determine what exactly is needed. I recommend the board discuss the following items and specify what must be submitted:
  - a) An image of the revised plans as seen from the south. Tim Murphy provided one using Photoshop or equivalent for the prior plans. Is there a concern with who provides this image? Should this be provided from Chesley Drive or from the southerly lot line of the subject parcel?
  - b) A longitudinal profile extending from Main Street to at least Chesley Drive.
  - c) An image of the subject site plan juxtaposed with the proposed Mill Plaza project.
  - d) I believe that Mike Sievert spoke about a 3D type image that could be produced on a two dimensional sheet.
  - e) Some kind of rendering to understand how the parking lot and regrading meets the stone wall on the westerly side.
  - f) An image of the parking lot as seen from the Urso property.
- The board should determine if the construction traffic constitutes a Development of Regional Impact. If so, we must notify abutting municipalities and the regional planning commission.
- Other key issues include proposed buffers on the easterly, southerly, and westerly sides; a revised landscaping plan (to be submitted); and a revised drainage plan (to be submitted).
- Would another preliminary discussion of the conditional use criteria for the revised plan be useful?