

Technical Review Group (TRG)
Tuesday, December 7, 2021
Town Council Chambers
NOTES OF MEETING

TRG members present:

Michael Behrendt, Town Planner
James Bubar, Planning Board Representative
Audrey Cline, Building Official
Brendan O’Sullivan, Fire Marshal
April Talon, Town Engineer

Applicants present:

Pete Murphy
Tim Murphy
Mike Sievert, Horizons Engineering
Max Shrader, Horizons Engineering

Pete Murphy said the plans were modified and reduced in scale. He said there are fewer cars, less fill, and more green space. The retaining wall at the bottom will be around 6 feet high. He said there will be a net increase of around 100 parking spaces from the existing number. He said he hopes they are heading in the right direction with this revised plan. If so they will finalize the plans.

Audrey asked if the existing spaces are set aside for the existing tenants on site. Pete Murphy said yes. He said there are 12 units total on site (not counting the rear building which will be demolished) – 8 in the Red Tower, 3 in the white building, and 1 in the rear building which will remain. Michael said there are 2 spaces required per dwelling unit so a total of 24 in the front area.

Michael said there will now be 1 median and 4 rows of parking which is more efficient than the prior plan which had 2 medians and 5 rows of parking.

Pete Murphy said the other parking lot they built at 18 Main Street, across the street, is doing well.

James asked about snow removal. He said he is concerned about salt and sand draining to the brook. April said they will need to deal with this as part of the MS4 permit. She said they are talking with property owners who have more than 10 parking spaces and with developers to have the people who do their plowing get certified with Sno Pro. She said it can be up to a 25% reduction in the amount of salt used. They would report their annual use of salt. There is no way to treat for salt or to remove it. She said the best management practice is education and outreach. They are not asking people to stop using salt but rather to

be more judicious in its use. April said they would need to use at least some salt for this parking lot.

Mike Sievert said they would not want to be restricted from using salt. Max Shrader said the Sno Pro program teaches people to not overapply salt. Often less is needed than they apply. He said that salt remains dissolved in the water and goes where the water goes. Installing an earthen berm would not help. Pete Murphy said he supports the Sno Pro program.

James asked about the amount of snow storage on site. Max said he thinks there is adequate storage but with a very big storm they would need to take it off site. Michael said there is a little more snow storage space in the revised plans. He said they could store it on the westerly side but not the easterly side where there is significant vegetation planned. April asked if they had read section 9.3 in the site plan regulations about snow storage. They said yes.

Michael asked about pushing snow into the guardrail and if the post should be steel instead of wood. He said the plans show a 6x8 inch post and a 6x10 inch rail. Mike Sievert said they need a guardrail here because of the slope. He said the wood post should work fine and he did not think it appropriate to require metal as it would cost much more.

Michael asked about buffering headlights. Mike Sievert said landscape architect Robbi Woodburn looked at that. He said they could install a small fence to shield the headlights.

James asked about the height of the plants. They will be 7-10 feet high at installation. James asked if this was adequate where the grades drop off next to the Urso property.

There was no further discussion.

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