

Technical Review Group (TRG)
Tuesday, December 8, 2020
Town Council Chambers and ZOOM
NOTES OF MEETING

56-62 MAIN STREET – EXPANSION OF 4-UNIT CONDOMINIUM

TRG members present:

Michael Behrendt, Town Planner
James Bubar, Planning Board Representative
Audrey Cline, Code Administrator
Rene Kelley, Police Chief
Brendan O’Sullivan, Acting Fire Marshall
Rich Reine, Public Works Director
Christine Soutter, Economic Development Director
April Talon, Town Engineer

Applicants present:

Doug Clark

Doug explained the project. The property is now composed of 4 condominium units. The proposal is to split Unit #1 into two units, with the new Unit #5 on the second floor. He said it is pretty simple. They will change the percentage of ownership for the units.

Rene said he had no concerns. Audrey said she would need a more detailed floor plan for the new Unit #5. Rich said there are some outstanding issues with the project regarding drainage and sewer.

Brendan said they recently installed the alarm system for the building. If the alarm goes off in one part of the building the restaurant would need to be vacated. He wanted to be sure that Doug was aware of that. Now some the residential units will be owned by a third party, whereas now the 4 units are owned by Doug Clark and Pete Murphy.

Doug said nothing will be changed on the interior. Audrey asked about the stormwater and grease interceptor. Doug said he installed two grease interceptors on the interior for the restaurant and questioned why a third one in the street was needed. He said it is redundant and questioned whether other projects had to do this. James Bubar noted that a grease trap was required for the recent ATO project that is outside of the building. Doug said he is dealing with financial constraints for the property now and plans to do anything outstanding in the spring. He said he would like to make his case again that these outstanding items are not needed. Doug said this is the reason to create Unit #5 so that he can sell it and help with cash flow.

Audrey asked Doug who is responsible for installing these final items. Doug said that he is. Michael said with any condominium approval it should be specified that Unit #1 and Doug specifically is responsible for these items. Christine asked what steps would be needed for Doug to go back to the Planning Board. Rich said at this point he believes these items are necessary. He said some of this is driven by NHDES requirements. Michael said that he would set up a meeting with Doug and the staff to discuss these items further. We can then take it from there. Audrey asked what guarantee the Town has that these items will be completed saying she did not wish to take enforcement action if it can be avoided. Michael said the basement is not being used now and at a minimum the basement could not operate without these items being completed.

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