

January 26, 2021

Planning Board  
8 Newmarket Road  
Durham, NH 03824

RE: 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, property owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Map 5, Lots 1-9, 1-10, 1-15, and 1-16. Church Hill District.

*Topic in this letter: Snow management*

Dear Members of the Board,

It is my impression that a discussion focused on snow removal for this project has yet to be undertaken. Where it is critical to the successful operation of a commercial enterprise—particularly one with significant physical impediments and both environmental and social consequences, shouldn't it be considered early in the game?

Michael Behrendt's notes for the November 10, 2020 Technical Review Group meeting on the formal application make no mention of snow removal. However, notes from the Design Review's November 5, 2019 TRG meeting include:

- [Fire Department's] John Powers said snow removal would be important.
- [Former Director of Public Works Mike Lynch] said snow removal will be challenging. This is always the last thing discussed. He suggested looking at a heating system for melting snow.

The basics of the site plan have not changed sufficiently in the last year to indicate any reason to believe these comments are no longer pertinent. Thus, please ask the applicant to address in detail a snow management plan, including answers to the following:

- 1) At what point would onsite snow clearing—by whatever means—be necessary, e.g., more than one inch snowfall? (This goes to the frequency and length of time that snow management equipment would operate on the parking lot, adding noise to the project's impacts on abutting properties and neighborhood.)
- 2) Can the site design fully accommodate snow management equipment, either (a) plows and dump trucks or (b) snow melting machines (see below websites)?
  - Snow Melter Newest Tool to Clear Parking Lots  
<<https://www.greenindustrypros.com/snow-ice-management/article/21091491/snow-melter-newest-tool-to-clear-parking-lots>>
  - Snow Dragon Snow Melters  
<<http://www.snowdragonmelters.com/home.asp?ID=2>>
- 3) At what point would snow be *removed* from the site, and how would that be managed if the lot is full of parked cars? If customers were to be asked to move their cars, where would they go, and would that impede snow management on other sites, whether public or private?

- 4) What would be the impact of adding what might be large amounts of what might be 70-degree water (the result of melting the snow) to the stormwater system—which I believe is intended to empty onto (vegetated) soil at the bottom of the hill near College Brook—such as suggested by the process at the first of the above-linked websites?
- 5) What would be the noise impact on abutting households during snow removal (OSHA beeps, trucks, melting machine operation, etc.)?

Thank you for considering these points. I'm sure you, Public Works, and other members of the public will bring up other points.

Sincerely yours,

—*Robin*