



TOWN OF DURHAM
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Town Planner's Review
Wednesday, February 24, 2021

VIII. **Yates Electric – New Building**. 88A Dover Road (behind Police Station). Site plan for new 1,800 square foot storage building and gravel driveway. Coyote Court, LLC, c/o William and Nancy Yates, owner. Bob Scholefield, applicant. Map 11, Lot 4-2. Office Research (OR) District.

- I recommend that the board accept the application as complete and schedule a public hearing for March 10.

Please note the following:

Project. The plan includes construction of a 30' x 60' foot storage building, an asphalt driveway and parking area extending to the new building, and underground electric service. The narrative explains the project. There are no residences in proximity to the site. There is no use category in the table of uses for a contractor's office or storage yard. The use is considered permitted under Business Services or Business Office which are permitted in the OR district.

Lot line adjustment. The Planning Board approved a lot line adjustment for this property on April 15, 2020. Land was added to the rear of the lot serving Yates Electric. The proposed building will be situated on the new area.

Wetland buffer. There is a wetland buffer on both sides of the lot. The applicant should submit an erosion and sedimentation plan, either prior to approval or as a precedent condition. The work driveway and electric line will need to be installed with care to avoid impacts on the wetland buffer.

Small project. The project is fairly small but too large for minor site review. I sent the information to the Technical Review Group but we will not review the project at a meeting. If any staff have concerns they will forward them.

Waivers. The applicant has requested a number of waivers as shown on the checklist. I recommend approval of these waivers as the information marked is not needed for a project of this small size. *With these waivers the application is complete.*

Site walk. The Planning Board could arrange for a site walk if desired. I will plan to walk the site with a few staff people to make sure they don't see any issues, such as related to drainage.