



Department of Public Works

*Town of Durham
100 Stone Quarry Drive
Durham, N.H. 03824
603-868-5578
Fax 603-868-8063*

Memorandum

From: April Talon, P.E., Town Engineer
Richard Reine, M.S.C.E., CA, Director of Public Works

Date: October 19, 2022

To: Michael Behrendt, Durham Town Planner

Subject: Comments from Durham Public Works | Clark Properties, 74 Main St. Tax Map 106, Lot 59

The following comments are provided by the Town of Durham Department of Public Works (DPW) regarding the 74 Main St. project as described in the Plans provided by Horizons Engineering dated July 26, 2022. Additionally, we are in receipt of a written Construction Management Plan dated September 28, 2022, Drainage Plans and Stormwater Narrative dated Sept 9, 2022, Construction Cost Estimate – Reclamation Bond dated September 22, 2022, Support of Excavation Plan and Details dated September 20, 2022

Demolition Plan

1. Please correct the reference to the Town of Newmarket in Demolition Note #9 on Sheet C101.
2. Construction sequencing of demolition and activity within Main St. and Ballard Park shall be detailed by the Owner/Contractor and presented to DPW for review and approval. The intent is to minimize the amount of disruption to the sidewalk and public parking during construction until the area is reclaimed.
3. Lights and electrical note – shoring shown right through electrical line. Ensure lights work during construction. Show location of electrical service for streetlights on plan. Ensure decommission protects existing circuit to continue to provide lighting outside of the construction zone.

4. Expanding on General Note #2 on C101, all town owned items to be removed such as lights, parking kiosk etc. shall be (palletized, wrapped, shipped) and stored at DPW 100 Stone Quarry Drive.

Construction Management Plan (CMP)

1. Show the location of the existing sewer line on the plan.
2. A general schedule has been provided on page 3 of the CMP. The Town has agreed to provide laydown areas, access areas and staging areas as shown on sheet C105, C106. The developer agrees, it is understood that the offsite impacts on Town property will not extend beyond August 15, 2024, unless otherwise approved in writing by the Administrator. Failure to complete offsite reconstruction by this date shall result in liquidated damages of \$500 per day.
3. Further expanding General Note #12 on C105, maintenance of the pedestrian access and stairs shall also be maintained by the contractor (at all times to ensure safe pedestrian passage, including winter conditions).

Utilities

1. Additional detail is required for the review of the geothermal wells including required offsets from property lines and/or utilities. Provide detail of all non-ministerial permits related to geothermal well installation. Provide detailed drawings and specifications for geothermal wells including any required underground injection control permitting (UIC), well design, and discharges (if any). Show geothermal well installation in the construction management plan schedule. Any discharge into the Town's drainage system shall comply with the requirements of the Town's Drainage Connection Policy.
2. On Sheet C104, verify location of the geothermal well that appears to be near the sewer line to determine that adequate separation is obtained.
3. Further expanding General Note #1 on C104, the existing sewer lines between sewer manhole (SMH) 2257A and SMH 2257 and SMH 2298 shall both be lined prior to installation of the shoring columns. Design, specifications, sequencing, bypassing and lining process shall be submitted to DPW a minimum of three-weeks prior to commencement of work for review and approval. The contractor shall coordinate an inspection of the lined pipe sections 1) after lining, 2) after installation of the shoring system, and 3) after completion of the project. Furthermore, consistent with Note #2 on

sheet C-104, the monitoring plan shall be provided to DPW for review and approval, two weeks prior to commencement of construction.

4. Further expanding General Note #3 on C104, the contractor shall provide a contingency plan should there be a break in the sewer line or water line due to the installation of the shoring or any construction activity from the project. The contingency plan shall include a traffic management plan and a plan for bypass pumping. The contingency plan shall be submitted to Durham Public Works for review and approval a minimum of two weeks prior to the commencement of construction.
5. Due to the condition of SMH 2257 and the impact on this infrastructure during shoring installation, the contractor shall replace or line the structure. The detailed design of this replacement or relining, if approved shall be submitted by the developer to the Town for review and approval a minimum of two weeks prior to the commencement of construction, following an inspection of the manhole to be completed by Durham Public Works and the applicants engineer.
6. The contractor shall ensure that the sleeves for water and sewer being installed under the permeable paver are of sufficient size for the current and projected future redevelopment needs of the abutting property at 72 Main St.
7. Installation of the new section of water main in front of 74 Main St. shall be coordinated with the Durham Public Works Water Division. The sequencing of this work shall be submitted to DPW for review and approval a minimum of two weeks prior to the commencement of construction. Any water service interruptions may be required to occur overnight and shall be reviewed and approved by DPW.

Off Site Reconstruction Plan

1. General Note #1 on C-106 – Expand note to include 11 ft width (or greater if determined by Public Works to have been impacted by the project). Also insert (in accordance with Durham Public Works design and construction standards).
2. General Note #3 on C-106 – Delete reference to “grind” and replace with “reclaim”.

Site Plan

1. In accordance with General Note #10, tree protection zones of 1 foot radius for every 1 inch in diameter shall be established and maintained around any public trees located within Ballard Park for approval by Durham Tree Warden.
2. In accordance with General Note #12, the applicant is required to do winter maintenance (snow removal and sand/salt application) on the stairs and walkway between the Pettee Brook permit parking lot and the Town’s parking lot at 66 Main St.

Support of Excavation Plan and Details

1. Applicant to provide a revised plan showing the correct location of the building.
2. The current plan indicates shoring, and footings are located within the town right of way.
*** Please note review and approval of this configuration and permanent encroachment will be required prior to commencement of construction. This may include an easement granted by the Town in accordance with Town established procedures.

Construction Cost Estimate for Reclamation Bonding

1. Confirm that the sewer relining linear footage is for the entire length of relining of the sewer.
2. Reinstall streetlight should be Unit 2.

Stormwater Management Plan

1. The Town has received the Stormwater Management Plan and concludes that based on the stormwater management system design and analysis, the peak flows for the 1 inch, 2-, 10-, 25-, 50- and 100-year storm events are decreased in the post development condition. Furthermore, volume of runoff leaving the site is less in post-development conditions than the pre-development conditions for similar storm events. This is consistent with the requirements of the Town's Site Plan Regulations for Stormwater the Durham Public Works Drainage Standards and Durham Public Works Drainage Connection Policy.
2. Prior to issuance of a building permit, the applicant shall submit a Long-Term operations and Maintenance Plan for all drainage structures, the permeable paver system, all treatment, and conveyance systems. Records of the maintenance of the stormwater system shall be submitted to Durham Public Works to the attention of the Town Engineer at 100 Stone Quarry Drive Durham NH 03824 by December 15th of each year. The LTO&M Plan shall include at a minimum: a. Responsible party for continuing LTO&M. b. Annual maintenance cost for the plan. c. The person(s)/entity responsible for financing maintenance and emergency repairs. d. A plan outlining location of and access points to all BMPs proposed. The plan shall also depict/describe the woody and herbaceous vegetative stabilization utilized within the stormwater design. e. A chart outlining the type of and frequency of maintenance work required for all stormwater BMPs proposed on site, including any landscaping required.
3. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. <https://www.unh.edu/unhsc/ptapp>

4. Erosion Controls – In addition to General Note 2 and 3 found on Sheet C-103, the applicant shall provide a detailed sediment and erosion control plan to Durham Public Works in accordance with the requirements of Durham Site Plan Regulations Section 7.2 a minimum of 2 weeks prior to commencement of construction for review and approval. Additionally, per Section 7.2.2 of the Site Plan Regulations, appropriate erosion and sediment control measures shall be installed and reviewed and approved by the Department of Public Works prior to any soil disturbance, unless other approaches are approved by the Department of Public Works.