

Memo

TO: DPW Director, Richard Reine

RE: 74 Main Street Project infrastructure Narrative

Date: October 25, 2021 Revised 10 26 2021

What follows is a narrative of the various off site mitigation requirements created by the development of the 74 Main Street project. This memo/ narrative is being presented as the initial basis for a Memorandum of Understanding or more likely be included as conditions of approval from the Planning Board. It outlines commitments of the project team and those needed by the Town of Durham to bring this project to a successful conclusion. It is acknowledged the project is evolving and the list of issues is not exhaustive and serves to highlight already identified issues. Several other items will most certainly arise as part of the review process and require discussion and resolution, including concerns previously raised by abutters.

Storm Water Management

- a. A project goal to work collaboratively with the Town on storm water management using the park on Main Street was determined to be not feasible due to the soil conditions in the park. The project will therefore manage the storm water infiltration to meet all current regulations on site. As part of that process, storm water connections to the town's system will be analyzed in accordance with the Department's Drainage Connection Policy which includes the applicant's engineer's evaluation of downstream capacity and condition of the drainage infrastructure along with, the impacts this project could potentially have on the downstream drainage system, properties, roadways, parking lots, etc. The project engineer, Mike Sievert, will provide this assessment during the week of October 25th, 2021.

The 74 Main Street team will provide this data in the prescribed format to Town officials and have a discussion regarding potential mitigation issues should the Town's system show a downstream hydraulic capacity or condition of concern at the modeled storm events. The project will make this data available to the town as part of any required mitigation strategy and would seek to have it recognized as such.

One other strategy under consideration, based on a discussion with the town on October 25th 2021 is to review storm water runoff from the project being directed to Main Street and/or partially directed to Main Street and partially to Pettee Brook as a way to not overtax the current system. The project engineer has also been tasked by the project sponsor with providing new analysis without inclusion of stormwater runoff from either the Town park or the property owned by the

Gangwer family as these are not technically the burden of the 74 Main street project.

2. Water Main relocation on Ballard Street

- a. The project will relocate the water line under Ballard Street. Currently the water line is believed to be very close to the property line and subject to damage due to the construction process.

3. Sewer Main along Pettee Brook

- b. The project team will identify the exact location of the Town's Sewer line on Pettee Brook Lane and will provide a video survey of the line prior to construction and the Town will determine if construction or staging has the potential to damage the line.
- c. If it is determined in the Town's opinion that the line will be negatively impacted due to the construction process a plan will be put into place to protect the line, rehab the line or relocate it. The project team will discuss a mitigation strategy for this condition.
- d. If it is determined that the main sewer line crossing the property owner's driveway further down Pettee Brook requires relocation into the ROW the project will cooperate and assist the Town in getting this accomplished as part of the construction schedule. If it is determined that a relocation is not necessary, a formal easement for the current location will be provided to the Town.

4. Compensation for off-site costs

The project will undertake/address any off-site work that negatively impacts the Town's roadway, sidewalk utility and infrastructure systems. The same will be true for the parking spaces, which may be considered for use for a laydown or staging area subject to review and approval by the Town. The area will be restored to preconstruction conditions and may include expansion of the park green space and elimination of parking spaces and will be a project expense

4. Construction Management plan:

- a. A revised construction management plan will be submitted for review by the Town showing project trailers and any lay down space that is sufficiently distanced from the trees in the sole opinion of the Durham Tree Warden as to protect them from any damage. Fencing will be provided to fully enclose the park area, protect the mature public shade trees and keep the area pedestrian safe.

5. Geothermal wells

- a. The project is making a formal request to locate three geothermal wells on Town property, either in the park area or in the sidewalk along Pettee Brook Street. If the Town grants this permission, an easement will need to be negotiated and will not cause any delays in the Town's approval process for the project. A lease agreement/fee would need to be negotiated for use of Town property. The Town has expressed a desire not to put these on Town property at this time therefore, the geothermal engineers are reviewing on site locations for the geothermal wells as of October 25th, 2021, with the goal being to keep the wells on site and no longer request the wells be provided for on town property. The Project will update the Town as soon as this analysis is provided by the Geothermal engineer.

6. Banner

- a. The Banner system, for the banners hanging over Pettee Brook Street, can be eliminated in lieu of some other system provided by the project however at this time provisions are being designed into the building to hang the banner from the building.
- 7. Streetlights
 - a. The Town would prefer relocating the existing lights within the Town's ROW and on Town infrastructure similar to the existing condition
- 8. Parking Kiosk
 - a. The Town will determine where to locate the parking kiosk on Pettee Brook Street during and after construction. The construction team will remove the parking Kiosk and deliver it to the Town for storage or repositioning during construction.
- 9. RSA 79E proposal
 - a. The project might seek a 79E agreement in the future however this is not under consideration at this time.
- 10. Future Park design
 - a. The town has stated they do not wish to have a new park design at 74 Main Street. Therefore, the project will restore any space used for project purposes to its existing condition at the end of the construction period.