



**TOWN OF DURHAM**  
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**Town Planner's Review**  
**Wednesday, July 13, 2022**

IX. **Public Hearing - 74 Main Street – Mixed-Use Building.** Site plan and conditional use application for demolition of current wood frame building and construction of a 4-story mixed-use building with nonresidential uses, 12 residential units, and 5 parking spaces. Doug Clark, applicant. Jerry Pucillo, representing Foundation for Civic Leadership/Democracy House, applicant. Mike Sievert, Horizons Engineering. Zach Smith, Winter-Holben Architects. Map 106, Lot 59. Central Business Zone.

➤ I recommend that the board discuss the project and continue the review and public hearing to July 27.

Gangwer lot. The applicant informed the staff that they will no longer be working with the Gangwer family on the plan. They will submit a plan shortly that does not involve making any changes on the Gangwer property (the adjacent lot to the east with Aroma Joe's). The applicant will reconnect the Gangwers to utilities as needed. The easement for the subject lot may allow the applicant to make certain improvements on the Gangwer lot (They will need to look at that). Updated plans should show work to be done on the subject lot, existing conditions on the Gangwer lot, and be clear about how access and utilities that run through the subject lot will work for the Gangwer lot.

Architecture. The applicant will likely submit modified plans soon.

The applicant is also following up on the items below which were discussed with the staff on Wednesday. All off site work described below will be performed or paid for by the applicant. The construction management plan will need to be approved by the Planning Board.

Stormwater. The applicant said they will manage the stormwater on site with permeable pavers. The drainage will still tie into the Town's system. Their goal is to tie in such that no improvements to the Town's system are required. Rich Reine is discussing the plan with Mike Sievert.

Sewer. The applicant said they have a video of the existing sewer line under Pettee Brook Lane next to the lot. The applicant proposes to park construction vehicles in this location. Rich Reine will need to look at the video and determine if the risk is acceptable. There cannot be an interruption of sewer service during construction. A video will also be needed at the end.

(over)

Construction. The applicant will need to submit a restoration plan for all construction activity in Town rights of way and on Town property. A surety will be needed for all activity potentially affecting Town infrastructure.

Shoring. The construction management plan shows on three sides of the building, about 3 feet out from the building, on two sides within the Pettee Brook right of way and the sidewalk in front of the lot. The other is shown along the Gangwer property line. They are driving steel piles into the ledge. It will need to be determined if this would affect any Town utilities or future needs and the existing sewer line. We would clarify whether an easement or license from the Town is needed. According to the applicant the shoring is not to support the structure but serving as a kind of retaining wall for the basement.

Pettee Brook lot. The applicant will use the Pettee Brook lot for construction staging. Afterward the applicant will reclaim and repave the site. The lot will thus be in much better condition than it is now. Pedestrian access to the stairs up to the parking lot at 66 Main Street will need to be retained, either through access in the middle or around the lot.

Park. The applicant will remove the Town's parking area in front of the park where there are 4 parking spaces. This will be reclaimed along with the driveway from the lot to Main Street. Grass will be planted to expand the existing park (The Town will likely improve this area in the future). As part of this work the applicant will close off the park at Main Street with curbing to match the existing and add parking spaces on Main Street where there is room (1 or 2 probably). The existing sidewalk and footpath on both sides of the park will be connected so as to be continuous to match the existing. The applicant will also create a loading zone in front of the bank property. The applicant will be able to encroach into the existing park for necessary construction minimally. The applicant will be careful to not impact the existing trees in the park and to stay outside of the critical zone/canopy as much as possible. If any trees are damaged the applicant will replant as appropriate. The fencing shown on the construction plan will be moved so that the line of fencing in front of the property is straight. The passageway along the side of the subject lot leading to the Town parking area will no longer be used for vehicles. The applicant will treat the 3.67 feet along the side lot line appropriately – with grass, gravel, asphalt or pavers.

Water Main Relocation. The applicant will address this.

Other Issues. There are numerous other site plan issues to address, including several waivers that will be needed (parking, impact fees for the school, above ground utilities, and possibly others), which will be pointed out once we review updated plans.