



TOWN OF DURHAM
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Town Planner's Review
Wednesday, September 13, 2023

VIII. **Technology Drive – WCOD Conditional Use.** 121 Technology Drive. Conditional use for new gas line in the Wetland Conservation Overlay District (WCOD) to serve existing office, research, and light industrial building. R. J. Kelly/121 Technology LLC, property owner. Christal Ripley, Unitil, applicant. Stephen Herzog, VHB, engineer. Map 204, Lot 2. Office Research Light Industry District.

- I recommend that the board discuss the project and schedule a public hearing for September 27. Is a site walk desired?

Please note the following:

- 1) Proposal. The proposal is to place a new 4" diameter plastic gas line serving the building. A portion will be located within 75-foot wetland buffer. The gas line itself was approved as part of the site plan, approved by the Planning Board on August 23. The application including a color drawing is included in the packets.
- 2) Criteria. The applicant has addressed the eight general conditional use criteria and the four specific criteria for the WCOD.
- 3) Conservation Commission. The application was presented to the Conservation Commission on August 28. The commission voted to recommend a finding that the 4 specific WCOD criteria are met with the proviso that the material to be removed will not be placed within the wetland nor wetland buffer. The applicant also agreed to add erosion control along a short section just beyond the wetland buffer, in between two places where erosion control is shown now on the plan. The commission asked where the material will be taken to.
- 4) Site walk. Does the board think a site walk would be useful?
- 5) Technology Drive. The existing gas line goes as far as The Cottages located a short ways down Technology Drive. The gas line will be placed under the pavement of the road. A portion of the gas line within the WCOD will be in the Town's right of way but the Town is not subject to our own zoning ordinance so there is no review of this section of the gas line. The Durham Public Works Department is coordinating closely with Unitil for this section of the project.