



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Project Review
Wednesday, April 10, 2024

VIII. **9 Dover Road – Conditional Use.** Conditional Use application for retaining an existing parking lot for parking as a principal use (i.e., for parking that can be rented to people from off site). Fred Kell, c/o Tyche Capital Group, LLC, property owner. Map 108, Lot 43. Courthouse District.

- I recommend that the board schedule a public hearing for April 24. Does the board want to hold a site walk?

Please note the following:

Conditional use. The application is for a parking lot to be a principal use. This would allow the owner to rent spaces to people who do not live at the property. The Courthouse District allows parking as a principal use by conditional use. The applicant addresses the eight criteria in his application.

Process. The board does not need to accept the application as complete. Abutters will be notified and there will be a public hearing. The application was sent to the Technical Review Group and staff members can share any comments. There won't be a review at a TRG meeting though. Does the board want to conduct a site walk?

Number of units and tenants. I understand that there are three units in the building with 8 tenants. Audrey Cline advised me that the status of the building is in flux, regarding number of units, number of tenants, and sprinkling of the building but she is working on that issue separate from this application.

Stormwater. Em Friedrichs asked if there are appropriate stormwater improvements to make related to the parking lot. I have reached out to April Talon, Town Engineer.

See the images on the following pages.

Lot 43



