

**Technical Review Group (TRG)**  
**Tuesday, January 14, 2020**  
**Town Council Chambers**  
**NOTES OF MEETING**

**22 OLD PISCATAQUA ROAD – 2 LOT SUBDIVISION**

**TRG members present:**

Michael Behrendt, Town Planner  
Mike Lynch, Public Works Director  
John Powers, Deputy Fire Chief  
Christine Soutter, Economic Development Director

**Applicants present:**

Paul Dobberstein, surveyor  
John Chagnon, surveyor/engineer  
Charles Ward, applicant

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Paul Dobberstein presented the application. The front setback is about 10 feet. This is reduced based on the provision in zoning that allows you to reduce the front setback based on the setbacks of other buildings within 300 feet. The house will connect with Town water and sewer. They will show the utilities on the plan later. The existing house has water and sewer. There is a hydrant to the west of the lot.

The buildable area is over 5,000 square feet. A prospective house is shown on the lot. The footprint is about 2,000 square feet. It will be up to the buyer to decide what kind of house to build. This is for illustrative purposes.

The greenhouse could stay. The shed will be removed. Michael said the trellis would also need to be removed. He said he thinks the retaining wall is fine even though it extends across the side lot line because it is part of existing infrastructure, like a stone wall or shared driveway.

John Powers said the applicant should check the building code for distances between structures and limits on openings.

Mike Lynch did not have any concerns. He said a connection to sewer would be fine.

Christine Soutter had no comments.

Respectfully submitted,  
Michael Behrendt, Durham Town Planner/TRG Chair