

**Technical Review Group (TRG)**  
**Tuesday, December 6, 2022**  
**Town Council Chambers**  
**NOTES OF MEETING**

**Young Drive Condominiums**

**TRG members present:**

Michael Behrendt, Town Planner  
Audrey Cline, Building Official  
Jack Dalton, Police Captain  
Brendan O’Sullivan, Deputy Fire Chief  
Rich Reine, Public Works Director  
April Talon, Town Engineer

**Applicants present:**

Francis Chase  
Gilbert Nevarez

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The applicant seeks to convert five duplexes to two-unit condominiums. One building is now under construction. Mr. Chase said there are no changes to the buildings or the sites as part of the conversions. They don’t have a certificate of occupancy on the fifth building yet.

Audrey asked about wetland issues on the site. David Price from NHDES, sent a letter to the applicant requiring information and a response to possible wetland violations. Mr. Chase said they hired a wetland scientist and an engineer to work on the issue. He said they did not fill any wetlands and that they complied with requirements from NHDES. Audrey asked if there is a plan or any communications about the issue. Mr. Chase said all communications have been by email. He said he would send an email to Michael.

Rich said that David Price talked about impacts to the wetlands and a comprehensive concern that he had. The applicant hired West Environmental and Millennium Engineers. Mr. Chase said they are now in compliance. Rich said we need to have communication from NHDES to that effect. Mr. Chase said that he would send it.

Michael said that the Town cannot deny a permit due to noncompliance with a different issue. But he said the Planning Board will probably want to know what is happening with the wetlands and that Mr. Chase should explain this during the presentation of the project.

Mr. Chase said that all utilities are separate. There is one water line and one sewer line at the building and they separate for the two units. Each unit has its own meter. For the electric there will be two meters for each unit – one for heat and one for lights.

*(over)*

Audrey said they can add on to the buildings if they want, including decks and garages.

Mr. Chase said there is no common property. There is a cement block wall separating the units up to the roof. He said the duplexes were built in the mid 1960s. He said for the five remaining vacant lots they prefer to build single family houses rather than duplexes.

Brendan said there are at least two hydrants on the site or in close proximity. He did not have any concerns.

Jack did not have any concerns.

Audrey said in the woods at the end there are construction materials and other debris. She asked if this is in the road right of way or on the private lots. Mr. Chase said it is on lots 29 and 31. He said that he will clean up the materials and debris.

Michael said the Planning Board will likely want to do a site walk. They should go inside on duplex just to see the layout since this is a condominium conversion and consideration of the floor plans (even though not changing) is part of the condominium review.

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