



# MJS ENGINEERING, PC

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E-mail: mjs@mjs-engineering.com

October 2, 2013

Mr. Michael Behrendt AICP  
Dir. Of Planning and Community Development  
15 Newmarket Road  
Durham, NH 03824

**RECEIVED**  
**Town of Durham**

OCT 2 2013

**Planning, Assessing,  
Zoning & Code Enforcement**

Re: Conceptual review application for 49 & 51 Main Street Tax Map 5 Lots 1-2

Dear Michael;

Please find enclosed the following information as application for a conceptual review meeting with the planning board;

1. Application
2. Letter of Authorization
3. Deed
4. Conceptual Plan

The intent is to present a conceptual redevelopment plan for the property located at 49 & 51 Main Street. This concept includes expansion of the existing one story commercial building into a mixed use three story building. The parcel is approximately 5,429 sq. ft. (0.124 acres), with approximately 77' of frontage on Main Street. The parcel is surrounded by commercial and mixed use buildings in the center of town. The building expansion will infill the existing paved parking lot on the site. The Town has expressed interest in working together with the owner in a partnership to improve the park adjacent to the parcel to the northeast to enhance the intersection and provide greater connection with the building and green space. The proposed building will increase the commercial floor space by approximately 1000 SF and add 6 new residential units on the upper two floors.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;

Michael J. Sievert P.E.  
President

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Town of Durham

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Planning, Assessing,  
Zoning & Code Enforcement  
REQUEST FOR PRE-APPLICATION REVIEW

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant

MJS Engineering, P.C.

P. O. Box 359

Newmarket, NH 03857

Phone number: (603)659-4979

2. Name, Mailing Address and Telephone Number of Owner of Record if other than Applicant:

Paul Eja

51 Main Street

Durham, NH 03824

Phone number: (603)828-2014

3. Location of Proposed Development:

49 & 51 Main Street

4. Tax Map 5 Lot Number 1-2

5. Type of Development mixed use

6. Is this a request for  Conceptual Consultation  Design Review

7. Abutters: Attach a separate sheet listing the Durham Tax Map and Lot number, name and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

8. Items on the attached Pre-Application Review Checklist

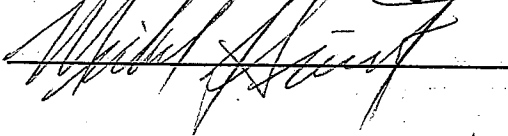
N/A

9. Costs: Advertising N/A  
Abutters Notification N/A (includes applicant and/or owner)  
Total: N/A

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements.

Date 10/2/13

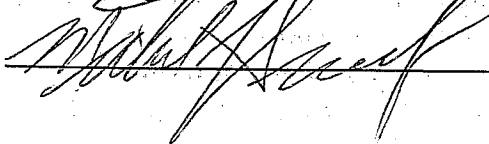
Applicant and/or Owner or Agent



"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

Date 10/2/13

Owner/Agent



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Planning, Assessing,  
Zoning & Code Enforcement

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that We, Norman Menard and Claire Menard, husband and wife, of 28 Oak Ridge Lane, Town of Berwick, State of Maine 03901,

for consideration paid, grant to Mary-Kyrils, LLC, a New Hampshire Limited Liability Company, of 51 Main Street, Town of Durham, State of New Hampshire 03824,

with Warranty Covenants,

A certain parcel of land with the buildings thereon located on the southerly side of Main Street, so-called, in Durham, Strafford County, New Hampshire, and further delineated on a plan entitled "Lot Line Revision, Durham, New Hampshire, for Nicholas B. Karabelas," dated June 6, 1986, and prepared by John W. Durgin Associates, Inc., recorded in Strafford County Registry of Deeds, and bounded and described as follows:

Beginning at a point on the southerly side of Main Street, so-called, at the northeasterly corner of the within described premises; thence running N 47° 26' 20" W along said Main Street, a distance of 76.83 feet to a point; thence turning and running S 41° 31' 55" W along the westerly boundary of the within described premises, a distance of 70.10 feet, to a point at land now or formerly of the Durham Shopping Center; thence turning and running S 43° 40' 40" E along said Durham Shopping Center land, a distance of 73.08 feet to a point at other land now or formerly of the grantors herein; thence turning and running N 44° 35' 35" E along said land of the grantors a distance of 74.93 feet to the point of beginning.

Reserving and subject to the following easements for the benefit of Lot 5/1-3 as shown on said plan:

1. An easement for pedestrian access to a doorway at the northwest corner of Lot 5/1-3, allowing pedestrians to cross and re-cross over so much of the area marked "Planter" on said plan as may be reasonably required;

2. An easement for entry and egress to and from a certain emergency exit located at the westerly corner of said Lot 5/1-3, providing access to the parking lot shown on said plan.

Meaning and intending to convey the same premises as conveyed to the Grantors by warranty deed of Norman P. Menard dated July 9, 2008 and recorded at Strafford County Registry of Deeds at Book 3661, Page 323.

Dated: May 29, 2013

\_\_\_\_\_  
Norman Menard

\_\_\_\_\_  
Claire Menard

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD

Personally appeared before me the above named Norman Menard and Claire Menard, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained, on the 29<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Christopher T. Regan  
Justice of the Peace  
My Commission Expires: 08/22/17

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October 2, 2013

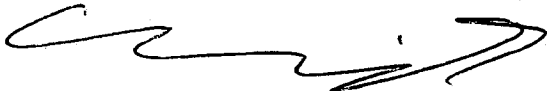
Durham Planning Board  
15 Newmarket Road  
Durham, NH 03824

**Planning, Assessing,  
Zoning & Code Enforcement**

Dear Chairperson:

I hereby authorize Michael J. Sievert, P.E of MJS Engineering, P.C. to represent me at the Durham Planning Board and technical review committee meetings for site plan review approval. The subject parcel is shown on Tax Map 5 as Lot 1-2 and is located on 49 Main Street.

Sincerely;



Paul Eja  
Owner