

RECEIVED
Town of Durham

SEP - 4 2013



ALLEN & MAJOR
ASSOCIATES, INC.

August 28, 2013

Planning, Assessing,
Zoning & Code Enforcement

Mr. Michael Behrendt, AICP
Town of Durham
Director of Planning & Community Development
15 Newmarket Road
Durham, NH 03824-2898

Re: A&M Project #: 1925-01
Orion Student Housing
#25-35 Main Street
Durham, NH 03824

Dear Mr. Behrendt:

On behalf of Orion UNH, LLC, Allen & Major Associates, Inc. herewith submits an application for Site Plan Approval/Review for the proposed Orion Student Housing project located at 25-35 Main Street. The project consists of the redevelopment of the three parcels identified on the Town of Durham Tax Map 5 as Lots 1-6, 1-7, and 1-8. The total land area for the redevelopment is 1.09 acres or 47,676± square feet.

The proposed site redevelopment would restore 25 and 35 Main Street to their original architectural significance, demolish 27 and 29 Main Street and a barn, and construct four new residential buildings. The redeveloped 25 - 35 Main Street will function as multi-family housing primarily targeted to collegiate students. The total number of proposed student housing units is 52. Site access will be provided by two curb cuts on Main Street to provide access for visitors. A screened dumpster enclosure would be provided as well as sidewalks throughout with connections to Main Street. The attached Site Layout Plan shows the locations of the proposed buildings and site improvements.

The new buildings would be serviced by municipal water and sewer within Main Street. The electrical and data lines would be routed below ground with connections to the existing overhead lines along Main Street. The Stormwater Management System has been designed to comply with the Town of Durham Stormwater Standards and any applicable New Hampshire Department of Environmental Services requirements. The stormwater for the site redevelopment includes pervious pavers throughout designed to collect and infiltrate the stormwater runoff for the Town's required storm events. The proposed stormwater management system mitigates for the increase in impervious area and improves the water quality exiting the site.

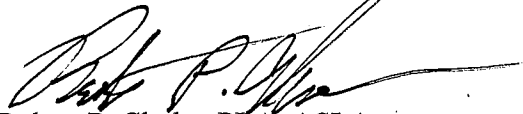
The site landscaping includes native and adaptive species suitable for the urban environment, with an emphasis on passive security. Passive security measures place an emphasis on seeing and being seen, as such, the landscape plan focuses on elements such as flowering trees and low ground cover in lieu of dense shrubs and privets. The rear building has been designed to utilize the existing screening of the mature trees behind the rear of the property. Site lighting would be pedestrian scale pole lights with decorative lamp fixtures in keeping with the building architecture. Wall sconces would be located at every building entrance/egress.

The proposed building architecture embraces the colonial nature of Durham's Historic District taking cues from the surrounding neighborhood with elements such as nested gables, dog-house dormers, decorative trim and balanced elevations, while fitting seamlessly into the Central Business District. The project architect has prepared building elevations and perspectives, which are included as part of this application.

We thank you in advance for your consideration and look forward to working with the Town of Durham on this important and exciting project.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Robert P. Clarke, PLA, ASLA
Vice President

Cc: William Fideli, Orion UNH, LLC
Phillip Wills, Orion UNH, LLC
Lisa DeStefano, DeStefano Architects

Attachments:

1. Site Plan Review Application.
2. Check for Applicable Fees.
3. Site Plan Review Application Checklist.
4. List of names and addresses of all abutters.
5. Copy of the current deeds, P&S, Easements.
6. Five (5) 22" x 34" copies of the plat.
7. Ten (10) 11" x 17" copies of the plat.



TOWN OF DURHAM
15 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064 603/868-8065
FAX 603/868-8033
www.ci.durham.nh.us

APPLICATION FOR SITE PLAN REVIEW

Note: This form and all required information must be filed at least 21 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

Orion UNH LLC

225 Franklin Street, 26th Floor

Boston, MA 02110

Phone Number: 617-617-2121

Email Address: fidell@orion-sh.com

2. Name and mailing address of owner of record if other than applicant

N/A

Phone Number: _____

Email Address: _____

3. Location of Proposed Project 25-35 Main Street

Tax Map 5 Lot Number 1 (6-7-8) Zoning District CB/CH

4. Name of Proposed Project Student Housing

5. Number of units for which approval is sought 52

6. Name, mailing address and telephone number of surveyor and/or agent

Allen & Major Associates, Inc.

Attn: Robert P Clarke, PLA, ASLA - Principal in Charge

Phone Number: 603-627-5500

Email Address: rclarke@allenmajor.com

7. Abutters: Attach a separate sheet listing the Durham Tax Map number, 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.

Note: Names submitted on the Request for Preapplication Review may not be current. No application shall be heard unless all abutters as described herein have been notified.

8. Items on the attached Site Plan Review Application Submission Checklist

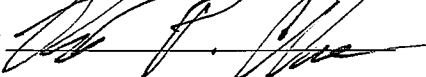
9. Payment of all applicable fees:

submittal fees	\$ 5,000.00
advertising/posting costs	\$150.00
abutter notification (each)	\$56.00
proposed road (per foot)	N/A
administrative and technical review costs	\$150.00
TOTAL	\$ 5,356.00

9. The applicant and/or owner or agent*, certifies that this application is correctly completed with all attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham, in the site plan review process of this property, shall be borne by the applicant and/or owner.
10. Within five (5) business days of submitting a formal application, the applicant shall meet with the Director of Planning and Community Development to discuss issues related to completeness and acceptance of the application. If this review discloses that all requirements specified on the Site Plan Application Checklist have not been met, the applicant will be notified in writing what specific items are still needed.
11. Prior to the next regularly scheduled meeting of the Planning Board, the applicant, at the discretion of the Director of Planning and Community Development, shall meet with the appropriate Department Heads of the Town of Durham to discuss the implications the application will have on the various Departments of the town.
12. If this application is determined by the Planning Staff to be complete, it will be placed on the Planning Board agenda on _____ for acceptance.

***If the applicant is an agent of the owner, a separate signed letter from the owner of record is required which clearly states the authority of the agent or representative for this application. If the agent does not have the power of attorney of the owner, all documents shall be signed by the owner.**

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing the proposed site 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 9-3-13 Applicant, Owner, or Agent 

September 3, 2013

Mr. Michael Behrendt, AICP
Town of Durham
Director of Planning & Community Development
15 Newmarket Road
Durham, NH 03824-2898

To Whom It May Concern,

I, William Fideli President of Orion UNH, LLC, hereby authorize Robert Clarke, PLA, ASLA of Allen & Major Associates, Inc. to act as Agent in regards to the Applications being presented for the proposed student housing project.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Fideli".

William Fideli
President
Orion UNH, LLC

Attachment #6

Stormwater Management Checklist (Incorporated into these regulations July 14, 2010.)

<input type="checkbox"/>	SITE PLAN REVIEW APPLICATION		Project Name	Orion Student Housing
<input type="checkbox"/>	Date of Submittal 9/4/2013		Applicant's Name	Orion UNH LLC
<input type="checkbox"/>	Engineer	Allen + Major	Architect	Destefano
<input type="checkbox"/>	New Development		<input checked="" type="checkbox"/>	Re-Development
<input checked="" type="checkbox"/>	Total Area of Disturbance 52,000 +/- Square Feet (SF)			
<input type="checkbox"/>	< 10,000 SF and No Water Quality Threat {No Stormwater Management Plan Required}			
<input type="checkbox"/>	< 10,000 SF and Possible Water Quality Threat {Stormwater Management Plan Required}			
<input checked="" type="checkbox"/>	> 10,000 SF {Stormwater Management Plan Required except as provided for in 9.03 (A) with an approved AOT permit}			
STORMWATER MANAGEMENT PLAN – PART I				
<input type="checkbox"/>	EXISTING CONDITIONS PLAN			
<input checked="" type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datum, Locus Plan, Professional Stamp(s)			
<input checked="" type="checkbox"/>	Topographic Contours and benchmarks			
<input checked="" type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities			
NA	<input type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone See grading Plan		
<input checked="" type="checkbox"/>	Area of Impervious Surface 32,224 SF			
<input checked="" type="checkbox"/>	Total Area of Pavement 21,543 SF		Area of Pervious Pavement _____ SF	
<input checked="" type="checkbox"/>	PROPOSED CONDITIONS PLAN (include above existing and below proposed features)			
<input checked="" type="checkbox"/>	Title Block, Appropriate Scale, Legend, Datums, Locus Plan, Professional Stamp(s)			
<input checked="" type="checkbox"/>	Topographic Contours and benchmarks			
<input checked="" type="checkbox"/>	Buildings, Structures, Wells, Septic Systems, Utilities			
<input checked="" type="checkbox"/>	Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone			
<input checked="" type="checkbox"/>	Impervious Surface Area 28,692 SF		Impervious Surface Increase - 3532 SF	
<input checked="" type="checkbox"/>	Total Area of Pavement 3174 SF		Area of Pervious Pavement 7423 SF	
<input checked="" type="checkbox"/>	Effective Impervious Area (EIA) 1878 SF			
<input checked="" type="checkbox"/>	Stormwater Management & Treatment System (Describe System Elements Below)			
NA	<input type="checkbox"/>	Name of Receiving Waterbody _____		
NA	<input type="checkbox"/>	Closed Drain & Catch Basin Network	<input type="checkbox"/>	Connected to Town Closed System
NA	<input type="checkbox"/>	Detention Structure Types _____		
<input checked="" type="checkbox"/>	Structural BMP Types Permeable Pavers			
NA	<input type="checkbox"/>	LID Strategies _____		
NA	<input type="checkbox"/>	Estimated Value of Parts to be Town Owned and/or Maintained		\$ _____
STORMWATER MANAGEMENT PLAN – PART II				

<input checked="" type="checkbox"/> DRAINAGE ANALYSIS				
24-Hour Storm Event		Runoff	Pre-Development	Post-Development
<input type="checkbox"/>	1-inch	Rate	<u>0.2</u> Feet ³ /Sec (CFS)	<u>0.2</u> CFS
<input type="checkbox"/>	1-inch	Volume	<u>1131</u> Feet ³ (CF)	<u>706</u> CF
<input type="checkbox"/>	2-Year	Rate	<u>2.3</u> CFS	<u>1.5</u> CFS
<input type="checkbox"/>	2-Year	Volume	<u>8449</u> CF	<u>4557</u> CF
<input type="checkbox"/>	10-Year	Rate	<u>4.0</u> CFS	<u>2.5</u> CFS
<input type="checkbox"/>	10-Year	Volume	<u>14933</u> CF	<u>7870</u> CF
<input type="checkbox"/>	25-Year	Rate	<u>5.4</u> CFS	<u>3.3</u> CFS
<input type="checkbox"/>	25-Year	Volume	<u>20213</u> CF	<u>10549</u> CF
<input type="checkbox"/>	100-Year	Rate	<u>8.2</u> CFS	<u>4.9</u> CFS
<input checked="" type="checkbox"/> EROSION & SEDIMENT CONTROL PLAN				
<input type="checkbox"/> OTHER PERMITS OR PLANS REQUIRED BY USEPA or NHDES (Where applicable)				
<input checked="" type="checkbox"/> USEPA Pre- and Post-Construction Stormwater Pollution Prevention Plan				
NA	<input type="checkbox"/>	NHDES Alteration of Terrain Permit		
NA	<input type="checkbox"/>	Other (Please list) _____		
<input type="checkbox"/> OPERATION & MAINTENANCE PLAN				
<input type="checkbox"/> Need for 3 rd Party Review? YES _____ NO _____				

DURHAM NH - DIRECT ABUTTER'S LIST

SUBJECT PARCEL:

TAX MAP 5: LOTS 1-6, 1-7, 1-8 35, 29 & 25-27 MAIN STREET
ORION UNH LLC
25 FRANKLIN STREET
26TH FLOOR
BOSTON, MA 02110

DIRECT ABUTTERS:

TAX MAP 5 LOT 1-5 37 Main Street
37 MAIN STREET DURHAM LLC
6 PARK STREET
NEWBURYPORT, MA 01950

TAX MAP 5 LOT 1-9 21 Main Street
KYREAGES INC
P O BOX 174
ELIOT, ME 03903

TAX MAP 5 LOT 1-15 19 A/B Main Street
KYREAGES INC
P O BOX 174
ELIOT, ME 03903

TAX MAP 5 LOT 1-1A/1B 5 Mill Road
COLONIAL DURHAM ASSOCIATES
ADMINISTRATIVE OFFICES
7 MILL ROAD UNIT C
DURHAM, NH 03824

TAX MAP 4 LOT 55-0 18 Main Street
KYREAGES INC
P O BOX 174
ELIOT, ME 03903

TAX MAP 4 LOT 56-0 20 Main Street
HENDERSON, CHRISTINE & HENDERSON, MARK H
1 MAIN STREET, SUITE 16
DURHAM, NH 03824

TAX MAP 4 LOT 59-0 2 Madbury Road
US POSTAL SERVICE
P.O. BOX 1270
MANDAN, ND 58554

TAX MAP 4 LOT 1-0 1 Madbury Road
HENDERSON, EARLE H & MARK H
1 MAIN STREET, SUITE 16
DURHAM, NH 03824