



**ENGINEERING, P.C.**  
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P. O.Box 359  
Newmarket, NH 03857  
Phone: (603) 659-4979  
Email: [mjs@mjs-engineering.com](mailto:mjs@mjs-engineering.com)

September 15, 2014

Mr. Peter Wolfe, Chair  
Durham Planning Board  
15 Newmarket Road  
Durham, NH 03824

*Re: Amended application for Site Plan Review at 49 Main Street Tax Map 5, Lot 1-2*

Dear Chair Wolfe and Planning Board members:

On behalf of our client, Mr. Paul Eja the applicant and owner of 49 Main Street, MJS Engineering is submitting an amended site plan application. The design changes include the following;

1. The construction management plan will need to be revised to incorporate additional lane closures to accommodate the construction process without using the park area for construction staging.
2. The original plan included a conceptual design for the reconstruction of the park on the adjacent property. This will no longer be part of the project, including the relocation of the utilities servicing the Mill Plaza building and access to service these utilities.

In accordance with the planning board rules of procedure, these changes require the submission of an application for an amendment. The purpose of this letter is to provide the Planning Board with supporting documentation and background information regarding this amended application.

### **The Pauly's Pocket Amended Proposal**

The proposal to redevelop the lot remains the same with respect to the building design, layout and number of units, both commercial and residential. The changes to the plans and conditional approval granted July 9, 2014 include revisions to the construction management plan and eliminating the redevelopment of the park on the adjacent property. The reason for the amendment is to modify the conditions of approval with respect to the agreements with the Mill Plaza property owners to permit the use of the park area for construction staging and the redevelopment of the park once the construction is complete.

In addition, the proposal included utility construction for the reconfiguration of the power supply to the Durham Market Place, upgrading the power supply for Pauly's increased use and minimal regrading along the westerly side of the property and onto the Mill Plaza property. At this time, it appears that an agreement to work on the Mill Plaza property will not be granted. Therefore, the plans will no longer include the reconfiguration of the power supply to the Durham Market Place and the design of the walkway along the westerly property line has been modified to eliminate the grading onto the adjacent property. It is our intent to continue to have PSNH and Fairpoint Communications provide utility service to the subject property through the existing easement on the adjacent Mill Plaza property.

In an effort to maintain the existing conditional approval, MJS Engineering, on behalf of Mr. Paul Eja, will continue to work with the Town and the Mill Plaza owners to obtain the proper agreements and complete the project as originally designed.

In accordance with the site plan review regulations, this submission package included the following revised plans:

1. Site Plan
2. Demolition Plan
3. Grading Plan
4. Utility & Erosion Control Plan
5. Construction Management Plan

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

Sincerely;

A handwritten signature in black ink, appearing to read "Michael J. Sievert". The signature is fluid and cursive, with the first name "Michael" being the most prominent.

Michael J. Sievert PE  
MJS Engineering