

Ralph Pavone
12 Marge Place
Lake Grove NY 11775

June 2, 2015

Michael Behrendt
Director of Planning and Community Development
Town of Durham
8 Newmarket Road
Durham, New Hampshire 03824-2898

Dear Mr. Behrendt:

I am writing to request a conditional use approval for Rivers Edge, located at 277 Main St. Durham NH. The request is to combine two adjoining two bedroom apartments into one four bedroom apartment. Specifically, units 102 and 104 would be combined into one for bedroom as would units 110 and 112.

It is my hope that the following adequately address the requirements outlined in section C of Article VII, Criteria Required for Consideration of a Conditional Use Permit.

1. Site suitability:

As the bed count is not changing items a through d listed under this heading will not change or be affected in any way.

2. External impacts

As the bed count is not changing there will be no external impact resulting from the proposed combination of the referenced units on the abutting properties or the surrounding neighborhood

3. Character of the site development:

The proposed combination will yield a property that is more in line with the surrounding properties. The Cottages are predominately designed in five bedroom configurations with only 8 of the 619 beds available in two bedroom configurations. The combined units are also more desirable to the student body; we currently have two five bedroom units and one four bedroom unit, these configurations leased well before our two bedroom offerings.

4. Character of the buildings and structures:

The proposed combination will be constructed with the same materials and similar layout as our most recently renovated units. This will be in keeping with the character of the building, and will be a substantial improvement over the non-renovated units.

5. Preservation of natural, cultural, historic, and scenic resources:

The proposed combined units will have no effect on the referenced natural resources. It will have, what I would imagine, a small positive impact on energy consumption. In combining the units we will go from four kitchens to two, cutting the electric and water usage respectively.

6. Impact on property values:

The proposed renovations are restricted to interior reconfiguration and cosmetic upgrades. These modifications will have no bearing on the property values of adjacent properties.

7. Availability of Public Services & Facilities:

As the bed count is remaining the same there will be no increase or change in demand on any public services and facilities.

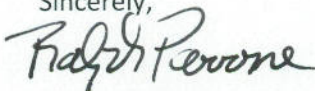
8. Fiscal impacts:

As the bed count is remaining the same there will be no fiscal impacts to the town resulting from this project.

I have attached a copy of the proposed layout for your review. I would like to note that the proposed layout provides for a safer unit with a higher standard of living for our future residents. With the removal of a kitchen and the resulting combined unit, the bedrooms now increase in size. This size increase along with the added closets will reduce clutter and eliminate two stoves. The fit and finish will be greatly improved as well; we will add an additional vanity to each of the bathrooms, solid surface shower bases, water conserving toilets and fixtures, new flooring, solid core doors in all bedrooms, upgraded cabinets, and granite counter tops in the kitchen and bath. I have attached some before and after photos for your review. I am able to provide these to you as we built two virtually identical units last year as a trial run.

I would like to thank you for taking the time to review this application. If there is anything else you may need, or if I can be of any further assistance please feel free to contact me at your convenience.

Sincerely,



Ralph Pavone
Rivers Edge LLC