

Matt Silva  
75 Allen St  
Rochester, NH  
603-765-6648  
November 17, 2014

RECEIVED  
Town of Durham  
NOV 18 2014

Planning, Assessing  
and Zoning

City of Durham  
Planning Dept  
15 Newmarket Rd  
Durham, NH 03824

To Whom it may concern,

Seacoast OPM, LLC is submitting this letter of intent in regards to the project located at 257 Newmarket Rd.

257 Newmarket Rd otherwise know as lot 3-2 of map 18 is a 5.231 total acre lot approved for subdivision by the town

There is one existing multi-tenant unit located on the property and the owners are requested final approval to build 2, 3 unit buildings, upon the accepted layout by the town.

The designer for these structures is Mr. Nick Isaak Of Durham, NH. The surveyor is Mr. Roscoe Blaisdell or Raymond, NH and the engineer is Mr. Dennis Quintel of Newton, NH. We have not selected a final general contractor for the project at this time though plan to do so and contraction to begin as soon as permitting allows.

Thank you for your time and consideration, and we look forward to working with you soon.

Sincerely,



Matt Silva

Seacoast OPM, LLC



**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

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### 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

SEACOAST OPM, LLC  
75 ALLEN ST, ROCHESTER, NH 03867

Phone Number: 603-330-9566

Email Address: MATTY.SILVA@YTI.BIZ

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

CHRISTOPHER MEYER  
75 ALLEN ST  
ROCHESTER, NH 03867

Phone Number: 603-817-8837

Email Address: CHMS.MEYER@YTI.BIZ

3. Location of Proposed Project 257 NEW MARKET RD

Tax Map 18 Lot Number 3-2 Zoning District

4. Name of Proposed Project 257 NEW MARKET RD, SEACOAST OPM, LLC

5. Number of units for which approval is sought 6

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

ROSCOE BLAISDELL, BLAISDELL SURVEY

Phone Number: 603-895-9947

Email Address: RBLAISDELL@COAUCAST.NET

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                            | \$ _____     |
| advertising/posting costs                 | _____        |
| abutter notification (each)               | <u>28.00</u> |
| proposed road (per foot)                  | <u>10/14</u> |
| administrative and technical review costs | _____        |

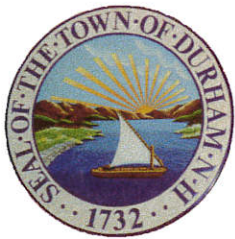
TOTAL \$ 628.00 pd. 11/18 Check # 592

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 11/17/14 Applicant, Owner, or Agent [Signature]



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### **SITE PLAN REVIEW APPLICATION CHECKLIST**

Name of Project: 257 NEWMARKET RD, SEACOAST OPM LLC

Name of Applicant: ~~#2~~ SEACOAST OPM LLC, CHRISTOPHER MEYER

Location of Property: 257 NEWMARKET RD

Tax Map and Lot Number: WMP: 18 Lot 3-2

Date: 11/10/14

#### **Basic documentation:**

- A letter of intent detailing the proposal
- A list of the names and addresses of all the abutters, as shown in town records not more than five (5) days before the day of filing; and a listing of all holders of conservation, preservation, or agricultural preservation restrictions on the subject property
- Copies of the current deed, purchase and sale agreement, and copies of all easements, deed restrictions, rights-of-ways, or other encumbrances currently affecting the property.
- Five copies, 24" x 36" and ten additional copies at 11" x 17" of the plat.

#### **Information on the plan:**

- Title Block with title, owner's name and address, date, scale and name, address and seal of the preparer of the plan
- Names of owners of abutting properties
- North Arrow and bar scale
- Locus plan sat a minimum scale of one (1) inch equals one thousand (1,000) feet showing required information
- Surveyed property lines of the parcel showing their bearings;

- Location and layout of existing and proposed structures and buildings;
- Existing and proposed contours at two (2) foot intervals for the entire site. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid;
- Area of entire parcel in acres and square feet;
- Zoning and special district boundaries;
- Deed reference and tax map number;
- Location width, curbing and paving of access ways, egress ways and streets within the site;
- Location and layout of all on-site parking and loading facilities;
- Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems;
- Type and location of solid waste disposal facilities;
- Location, elevation and layout of catch basin and other surface drainage features;
- Location of all physical/natural features including: water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stone walls;
- Dimensions and area of all property to be dedicated for public use of common ownership;
- Location of 100 year flood hazard boundaries;
- Date and permit numbers of all required state and federal permits.
- Location of all buildings, wells and leach fields within one hundred and fifty (150) feet of the parcel;
- Dimensions, area and minimum setback requirements on all existing and proposed lots;
- Proposed landscaping plan including size and type of plant material;
- Pedestrian walks providing circulation through the site;
- Location and size of proposed and existing signs, walls and fences;
- Location and type of lighting for outdoor activities; and
- Location, widths and purposes of any easements or rights-of-way.
- Total on-site square footage of impervious surfaces.

**Other Requirements:**

- \_\_\_\_\_ Streets and Access meet Section 9.02 of the Site Plan Review Regulations for the Town of Durham.
- \_\_\_\_\_ Storm Water Drainage meets Section 9.03 of the Site Plan Review Regulations for the Town of Durham.
- \_\_\_\_\_ Water Supply meets Section 9.04 of the Site Plan Review Regulations for the Town of Durham.
- \_\_\_\_\_ Sewerage meets Section 9.05 of the Site plan Review Regulations for the Town of Durham.
- \_\_\_\_\_ Non-Municipal Utilities meets Section 9.06 of the Site Plan Review Regulations for the Town of Durham.
- \_\_\_\_\_ Signs meet Section 9.07 of the Site Plan Review Regulations for the Town of Durham.
- \_\_\_\_\_ Special Flood Hazard Areas meet Section 9.09 of the Site Plan Review Regulations for the Town of Durham.
- \_\_\_\_\_ Independent Studies and Investigations meet Section 10 of the Site Plan Review Regulations for the Town of Durham.
- \_\_\_\_\_ Energy Considerations Checklist (required to be filled out; encouraged but not required to comply with items)
- \_\_\_\_\_ Architectural design (See subsection 7.02 G.)
- \_\_\_\_\_ Submission of Utility Connection Application to the Department of Public Works

**Other Plans and Studies, if needed as determined by the Planning Board:**

- \_\_\_\_\_ Traffic Study
- \_\_\_\_\_ Parking Study
- \_\_\_\_\_ Fiscal Impact Study

**Waivers from these requirements may be requested if justified per the requirements of Section 12.02 of the Site Plan Review Regulations. Please use the Waiver Request form.**

# Stormwater Management Checklist

|  |  |                                      |                                   |                           |
|--|--|--------------------------------------|-----------------------------------|---------------------------|
| <input type="checkbox"/>                   | <b>SITE PLAN REVIEW APPLICATION</b>  | <b>Project Name</b>                  | 257 NEW MARKET RD<br>SEACOAST CDM |                           |
| <input type="checkbox"/>                   | <b>Date of Submittal</b>   | <b>Applicant's Name</b>              | 11/12/2014<br>CLAVIS MEYER        |                           |
| <input type="checkbox"/>                   | <b>Engineer</b>  | DENNIS QUINTAL, PE<br>603-382-7650   | <b>Architect</b>                  | DAN NALLY<br>603-382-7650 |
| <input type="checkbox"/>                   | <b>New Development</b>   | <input checked="" type="checkbox"/>  | <b>Re-Development</b>             |                           |
| <input type="checkbox"/>                   | <b>Total Area of Disturbance _____ Square Feet (SF)</b>  |                                      |                                   |                           |
| <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} |                                      |                                   |                           |
| <b>STORMWATER MANAGEMENT PLAN – PART I</b> |  |                                      |                                   |                           |
| <input type="checkbox"/>                   | <b>EXISTING CONDITIONS PLAN</b>  |                                      |                                   |                           |
| <input type="checkbox"/>                   | Title Block, Appropriate Scale, Legend, Datum, Locus Plan, Professional Stamp(s)                                 |                                      |                                   |                           |
| <input type="checkbox"/>                   | Topographic Contours and benchmarks  |                                      |                                   |                           |
| <input type="checkbox"/>                   | Buildings, Structures, Wells, Septic Systems, Utilities  |                                      |                                   |                           |
| <input type="checkbox"/>                   | Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone   |                                      |                                   |                           |
| <input type="checkbox"/>                   | Area of Impervious Surface _____ SF  |                                      |                                   |                           |
| <input type="checkbox"/>                   | Total Area of Pavement _____ SF  | Area of Pervious Pavement _____ SF   |                                   |                           |
| <input type="checkbox"/>                   | <b>PROPOSED CONDITIONS PLAN</b> (include above existing and below proposed features)                             |                                      |                                   |                           |
| <input type="checkbox"/>                   | Title Block, Appropriate Scale, Legend, Datums, Locus Plan, Professional Stamp(s)                                |                                      |                                   |                           |
| <input type="checkbox"/>                   | Topographic Contours and benchmarks  |                                      |                                   |                           |
| <input type="checkbox"/>                   | Buildings, Structures, Wells, Septic Systems, Utilities  |                                      |                                   |                           |
| <input type="checkbox"/>                   | Water Bodies, Wetlands, Hydrologic Features, Soil Codes, Buffer Zone   |                                      |                                   |                           |
| <input type="checkbox"/>                   | Impervious Surface Area _____ SF   | Impervious Surface Increase _____ SF |                                   |                           |
| <input type="checkbox"/>                   | Total Area of Pavement _____ SF  | Area of Pervious Pavement _____ SF   |                                   |                           |
| <input type="checkbox"/>                   | Effective Impervious Area (EIA) _____ SF   |                                      |                                   |                           |
| <input type="checkbox"/>                   | Stormwater Management & Treatment System (Describe System Elements Below)  |                                      |                                   |                           |
| <input type="checkbox"/>                   | Name of Receiving Waterbody _____  |                                      |                                   |                           |
| <input type="checkbox"/>                   | Closed Drain & Catch Basin Network   | <input type="checkbox"/>             | Connected to Town Closed System   |                           |
| <input type="checkbox"/>                   | Detention Structure Types _____  |                                      |                                   |                           |

|                          |   |          |
|--------------------------|---|----------|
| <input type="checkbox"/> | Structural BMP Types  |          |
| <input type="checkbox"/> | LID Strategies  |          |
| <input type="checkbox"/> | Estimated Value of Parts to be Town Owned and/or Maintained | \$ _____ |

**STORMWATER MANAGEMENT PLAN – PART II**

|                          |   |        |                                       |                  |
|--------------------------|---|--------|---------------------------------------|------------------|
| <input type="checkbox"/> | <b>DRAINAGE ANALYSIS</b>  |        |                                       |                  |
|                          | 24-Hour Storm Event   | Runoff | Pre-Development                       | Post-Development |
| <input type="checkbox"/> | 1-inch  | Rate   | _____ Feet <sup>3</sup> /Sec<br>(CFS) | _____ CFS        |
| <input type="checkbox"/> | 1-inch  | Volume | _____ Feet <sup>3</sup> (CF)          | _____ CF         |
| <input type="checkbox"/> | 2-Year  | Rate   | _____ CFS                             | _____ CFS        |
| <input type="checkbox"/> | 2-Year  | Volume | _____ CF                              | _____ CF         |
| <input type="checkbox"/> | 10-Year   | Rate   | _____ CFS                             | _____ CFS        |
| <input type="checkbox"/> | 10-Year   | Volume | _____ CF                              | _____ CF         |
| <input type="checkbox"/> | 25-Year   | Rate   | _____ CFS                             | _____ CFS        |
| <input type="checkbox"/> | 25-Year   | Volume | _____ CF                              | _____ CF         |
| <input type="checkbox"/> | 100-Year  | Rate   | _____ CFS                             | _____ CFS        |
| <input type="checkbox"/> | <b>EROSION &amp; SEDIMENT CONTROL PLAN</b>                                  |        |                                       |                  |
| <input type="checkbox"/> | <b>OTHER PERMITS OR PLANS REQUIRED BY USEPA or NHDES (Where applicable)</b> |        |                                       |                  |
| <input type="checkbox"/> | USEPA Pre- and Post-Construction Stormwater Pollution Prevention Plan       |        |                                       |                  |
| <input type="checkbox"/> | NHDES Alteration of Terrain Permit  |        |                                       |                  |
| <input type="checkbox"/> | Other (Please list)<br>_____  |        |                                       |                  |
| <input type="checkbox"/> | <b>OPERATION &amp; MAINTENANCE PLAN</b>                                     |        |                                       |                  |
| <input type="checkbox"/> | <b>Need for 3<sup>rd</sup> Party Review?</b> YES _____ NO _____             |        |                                       |                  |