



Civil Construction Management, Inc.

ENGINEERING • SURVEYING • LAND PLANNING • SANITARY DESIGNS • CONSTRUCTION MANAGEMENT

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January 8, 2014

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

Re:257 Newmarket Road – Seacoast OPM – Tax Map 18, Lot 3-2

Mr. Behrendt:

Please find attached revised plans and documents for the above referenced project. This letter is in response to your E-mail sent January 2, 2015, and also addresses your comments in the “Town Planner’s Recommendation” from December 10, 2014.

- A Landscaping Plan has been added to the plan set.
- There are no new signs proposed for the site.
- The Energy checklist will be supplied by the applicant.
- An Erosion and Sedimentation Plan has been added to the plan set.
- A Stormwater Management Checklist has been included in the documents.

- It is our assumption that Nick Isaak will address any concerns relating to architectural design.

- Currently, there are 11 parking spaces on-site, which corresponds to the “1 space per resident” requirement in the Zoning Ordinance. Town records on-line indicate an occupancy of 11 residents.

- Permeable parking is not being considered for use on this project. With the presents of ledge, it is likely that the depth required for sand and stone below pervious pavement could not be obtained without blasting.

- We have included an 11x17 colored site plan with this plan set.

- Supplemental plantings have been included on the Landscaping Plan.

In response to the Town Planner’s Recommendation from December 10, 2014:

- (starting with item 4) The applicant will address concerns with the laundry room.

- 5) - The site plan has been revised to show proposed improvements to the southerly driveway entrance. The improvements will accommodate requirements for fire apparatus access, including a clear width of 20’.

- 6) - Once approval from the AHJ for the fire access improvements has been given, NHDOT will be notified to obtain their approval.

- 7) - Addressed by the applicant.

- 8) - Addressed by the applicant.

- 9) - Currently, available parking on-site meets Zoning requirements (see above comment). With the assumption that 2 individuals will occupy a bedroom, and with 12 bedrooms being proposed for the new development, 24 spaces will be required. The project proposal includes 30 spaces.
- 10) - Permeable pavement is not being considered at this time.
- 11) - Addressed by applicant.
- 12) - Addressed by applicant.
- 13) - Bicycles will be stored in a standard bicycle rack behind the existing apartment building.
- 14) - Those contours that were not labeled previously have been updated.
- 15) - A color rendering is included in this document set.
- 16) - A Landscaping Plan has been added to the plan set.
- 17) – A dumpster detail has been added to the Detail sheet on the plan set.

Any questions or comments, please contact me.

Respectfully,

Dennis Quintal
Civil Construction Management, Inc.