

December 29, 2017

Mr. Michael Behrendt
Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824

Dear Mr. Behrendt:

Please find attached our application for waiver for the lighting at the Durham RiverWoods campus.

As you know the lighting requested by the town along Stone Quarry Drive creates lighting levels at the property line higher than allowed. Additionally, the current placement of lighting at the entry drive also creates a small area where lighting levels higher than allowed. Granting this waiver will allow us to meet the request of the town for additional lighting, providing greater safety for pedestrians on the proposed sidewalk and entry intersection.

The criteria for granting the waiver as they apply to this site are as follows:

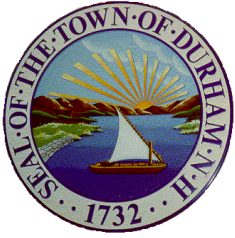
- 1) The lighting plan proposed strikes a balance between the need to provide appropriate lighting with the need to ensure that pedestrians using the sidewalks adjacent to Stone Quarry Drive as well as those accessing the site at the entry drive, are safe.
- 2) The proposed levels of illumination along Stone Quarry drive, with the exception of those at the entry drive, are a result of the Town request for adequate light to ensure safety, but this will also exceed the maximum .5 foot candles allowed at the property line.
- 3) Granting the waiver will not be detrimental to the public safety, health or welfare or injurious to other property. There will be no glare, and the light will allow pedestrians on the sidewalk to safely use the sidewalks at night. The added level of illumination at the entry drive is minimal, with no glare and will provide for added visibility.
- 4) Granting the waiver will promote the public interest in that it will encourage the residents, visitors and employees to use the sidewalks including those adjacent to Stone Quarry Drive, and to do so in a safe manner.
- 5) Granting the waiver is consistent with the provision of the Zoning Ordinance and the Master Plan in that the lighting plan is a key component of an overall site plan which encourages walking on site, and the lighting ensures safety for all users.

Sincerely,

Robbi Woodburn
Principal

103 KENT PLACE
NEWMARKET, NH 03857
603.659.5949
woodburnandcompany.com





PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

Application for Waiver from Regulation

Town of Durham, New Hampshire

Project name **RiverWoods Durham**

Property Address **Stone Quarry Drive Map and Lot # Map 11 Lots 8-1 through 8-15 and parts of Lot 12**

Site Plan: x Subdivision: _____ Boundary line adjustment : _____

Section and subsection of the Site Plan Regulations or Subdivision Regulations from which the waiver is requested:

6.3.5

Reason/justification(s) for the waiver request: **Proposed installation of lights, requested by the Town, that will provide illumination over the property line more than .5 foot candles.**

Check which provision this would comply with (RSA 674:44 III. (e) and 676:36 II.(n)):

(1) _____ Strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulations; or

(2) x Specific circumstances relative to the site plan or subdivision, or conditions of the land in such site plan or subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Name of applicant or agent filling out this form: **The RiverWoods Group - RiverWoods Durham**

Applicant? _____ Agent? _____ Today's date 2017-12-15

----- Office use below -----

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____