



**TOWN OF DURHAM**  
8 NEWMARKET RD  
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[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

### **NOTICE REGARDING PRECEDENT CONDITION**

**Project Name:** 56-60 Main Street restaurant  
**Project Description:** Conversion of first floor and basement to restaurant with Italian market, wine bar, and events space; expansion of rear first floor on Jenkins Court, and minor site changes  
**Property Owner:** Pete Murphy  
**Applicant:** Doug Clark  
**Engineer:** Mike Sievert, MJS Engineering  
**Map and Lot:** Map 2, Lot 14-4  
**Zoning:** Central Business District

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The Durham Planning Board reviewed the revised construction management plan for this project at its meeting on June 12, 2019 pursuant to precedent condition 21) included in the May 22, 2019 Notice of Decision for this project:

*21) Construction Management Plan. Prepare a revised/enhanced construction management plan in coordination with the Police and Public Works Departments including a plan for outreach and communication with affected business and property owners. The revised/enhanced plan shall be brought back to the Planning Board for review and approval.*

The Planning Board approved the revised/enhanced construction management plan with the following conditions:

- 1) The applicant must return to the Planning Board on July 10 and address these six additional conditions:
  - a) Include in the construction management plan a contact list for businesses and property owners potentially impacted by the development to use to reach the applicant and other appropriate parties.
  - b) Coordinate with neighboring businesses about handling trash and deliveries during construction.
  - c) Provide a plan to allow for residents of the subject property to pass through the work zone.

- d) Provide a plan for hammering and blasting should it be needed during construction.
  - e) Submit a plan to provide for 48-hours notice to affected businesses and property owners prior to the start of construction.
  - f) Provide a plan to ensure pedestrian access on and through Jenkins Court for all users during construction.
- 2) Note that construction on the project may not commence until all precedent conditions are met (See the May 22, 2019 Notice of Decision). Condition 7) specifies approval of the final construction management plan by the appropriate Town departments (Building, Fire, Police, and Public Works).
- 3) If/once all other precedent conditions are met the applicant may commence construction on the project. However, the applicant may not close off Jenkins Court to all vehicular traffic until the six conditions above are met and approved by the Planning Board.