



Applicant: Bruce Scamman of Emanuel Engineering

118 Portsmouth Ave #A202, Stratham, NH 03885

Client: Richmond Property Group

333 N. Alabama St., Indianapolis, IN 46204

Planning Board
Town of Durham, NH
8 Newmarket Road
Durham, NH 03824
21 January, 2020

Property reference: Tax Map 2 Lot 12-12 'Elizabeth Demeritt House'

Dear Members of the Planning Board,

The intent of this letter is to seek guidance and approval for a preliminary site plan design review for proposed site conditions at 18 Garrison Ave. These conditions, depicted on the accompanying preliminary site plans, address building, driveway, drainage, and site improvements. The lot, owned by Richmond Property Group, is zoned Central-Business (CB) and is not within any other zoning districts that require conditional use permits to be obtained by Durham's zoning board, such as shoreland protection.

The proposed building additions will add 2,020 SF to the footprint of the existing house. A front porch overlooking Garrison Ave is also included in the design. See architectural plans, attached, for more information. Some proposed improvements to the site include a porous-pavement driveway and parking lot, adjacent sidewalk accessible from Garrison Ave, and outdoor bike storage. Setback, zoning, and parking requirements, as well as other pertinent regulations can be found on the plans.

The existing conditions plan was drawn by Doucet Survey, who surveyed the property in August, 2019. Location of soils and wetlands were also determined in August, 2019 by GZA Environmental, Inc. Isaac Schlosser of Krittenbrink Architecture is the architect of the proposed fraternity house and created the architectural plans.

Comments and suggestions related to this application are welcomed and appreciated. If you have any questions or require further information, please contact Bruce Scamman by email at bscamman@emanuelengineering.com or by phone at (603) 772-4400. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Scamman', written over a light blue horizontal line.

Bruce Scamman

civil & structural consultants, land planners

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