



March 25, 2020

Planning Board
Town of Durham, NH
8 Newmarket Road
Durham, NH 03824
24 March, 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 approval for a site plan and conditional use applications for proposed site conditions at 18 Garrison Avenue. These conditions, depicted on the accompanying site plan set, address building, driveway, drainage, and site improvements. The lot, owned by Richmond Property Group, is zoned Central-Business (CB) and is part of the Wetland Overlay district.

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 attached architectural plans 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.

To date the project has attended two design review meetings with the planning board, one Technical Review Group, one Zoning Board of Adjustment, and numerous meetings with town staff. The ZBA has granted 2 variances for parking in front of the building and parking within the 75' wetland buffer.

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 and lighting plans. The landscape plan was prepared by Woodburn & Company Landscape Architects, LLC. SW Cole have completed the geotechnical design for the project.

Comments and suggestions related to this application are welcomed and appreciated. If you have any questions or require further information, please contact the applicant Emanuel Engineering, Inc. via 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 blue ink that reads 'Bruce Scamman'.

Bruce Scamman, PE