

**TOWN OF DURHAM**  
**Planning Department**  
8 Newmarket Road  
Durham, NH 03824-2898  
Phone (603) 868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

## **Site Plan Application**

### **Property Information**

Property address/location: 74 Main Street

Tax map #: 2; Lot #(s): 14-1-1; Size of site: 0.22 acres;

### **Zoning Districts**

Zoning District: Central Business; Wetland Overlay District? Yes:    ; No: X;

Shoreland Overlay District? Yes:    ; No: X; Flood Overlay District? Yes:    ; No: X;

Aquifer Overlay District? Yes:    ; No: X; Historic District? Yes:    ; No: X;

### **Proposed Project**

Name of project (if applicable): 74 Main Street Redevelopment

Describe proposal – uses, square footage, parking spaces, floors, number of units, beds, etc.

Mixed-Use commercial and residential with 12 units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

The site will have 13 parking spaces and 12 residential units.

### **Utility Information**

Town water? yes X no    ; How far is Town water from the site? At site

Town sewer? yes X no    ; How far is Town sewer from the site? At site

### **Property Owner**

Name (include name of individual): Clark Properties, LLC

Mailing address: 28 Cedar Point Road Durham, NH 03824

Telephone #: 603-312-3643 Email: clarkdouglas66@gmail.com

### **Applicant/Developer** (if different from property owner)

Name (include name of individual): same

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

(over)

**Engineer/Surveyor**

Name (include name of individual): Horizons Engineering, Inc. Michael Sievert, P.E.

Telephone #: 603-659-4979 Email: msievert@horizonsengineering.com

**Architect/Building Designer**

Name (include name of individual): Bergmeyer Zack Smith

Telephone #: 617-542-1025 Email: zsmith@bergmeyer.com

**Other Professional/Designer/Agent**

Provide name(s) and contact information: Doucet Survey, LLC Bill Doucet, LLS

603-659-6560 bill@doucetsurvey.com

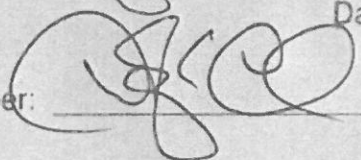
**Submission of application**

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent. If not by the property owner, then a separate statement from the owner authorizing submission of the application with the authorization to enter the property (below) is required.

*I(we) hereby submit this Site Plan application to the Town of Durham Planning Board and attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. I(we) understand that any additional costs for review of this application will be borne by the owner/applicant.*

Signature of property owner: 

Date: 7/20/21

Signature of applicant/developer: 

Date: 7/20/21

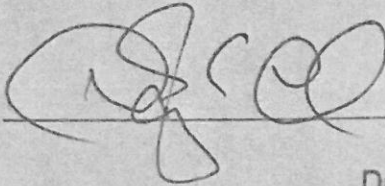
Signature of agent: 

Date: 7/20/21

(over)

**Authorization to enter property**

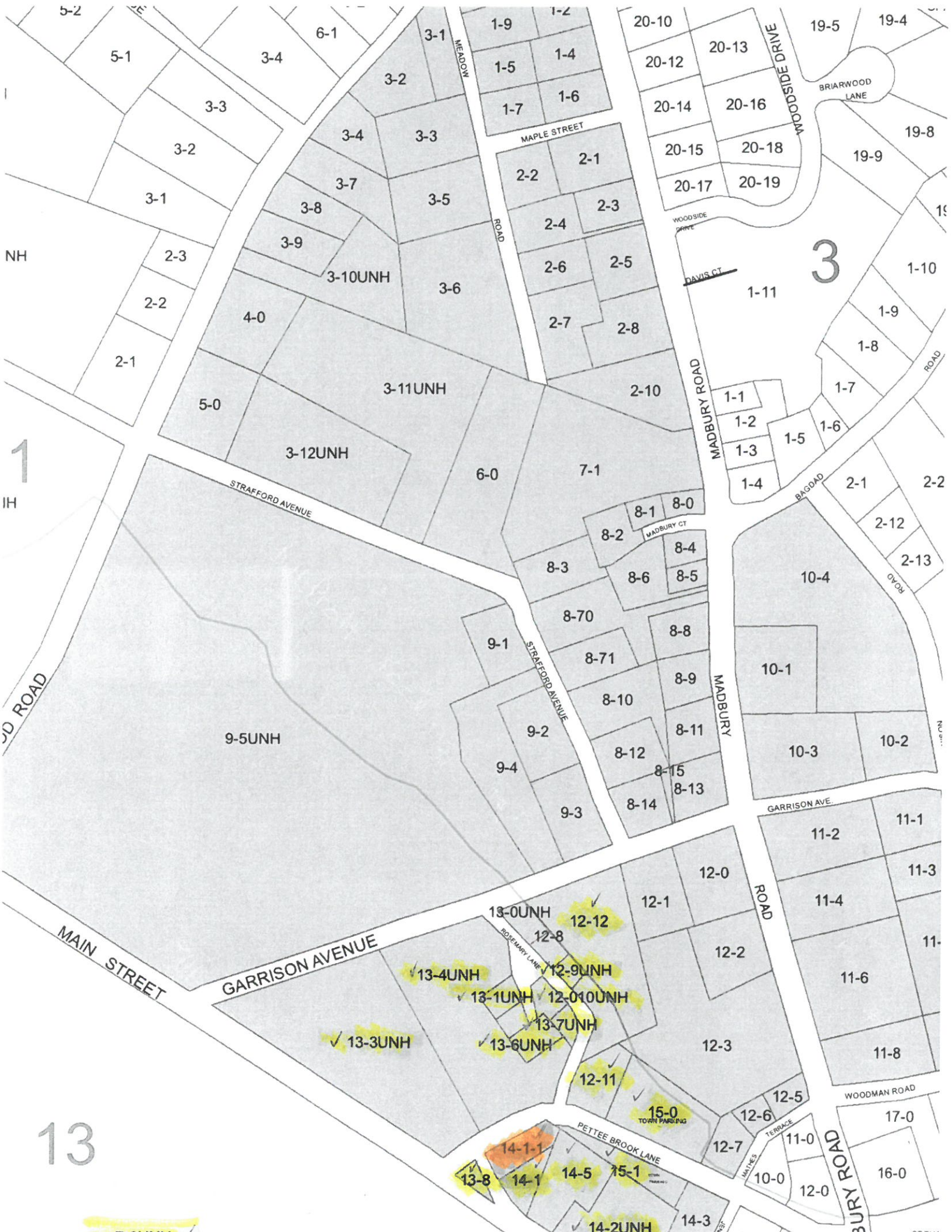
I(we) hereby authorize members of the Durham Planning Board, Planning Department, and other pertinent Town departments, boards and agencies to enter my/our property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those people legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these people must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner:  \_\_\_\_\_  
Date: 7/20/21

Signature of property owner: \_\_\_\_\_  
Date: \_\_\_\_\_

 7/20/21





NH

1  
IH

3

13

7-0UNH

ST THC

July 19, 2021

Durham Planning Board  
8 Newmarket Road  
Durham, NH 03824

Dear Chairperson:

I hereby authorize Michael J. Sievert, P.E of Horizons Engineering, Inc. to represent me at the Durham Planning Board and technical review committee meetings for site plan approval. The subject parcel is shown on Tax Map 2 as Lot 14-1-1 located on 74 Main Street.

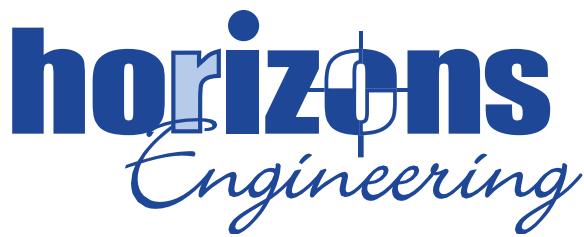
Sincerely,



Authorized Agent

*Michael J. Sievert*

*7/20/21*



5 Railroad Street, Newmarket, NH 03857 • Ph 603-659-4979 • Fax 603-659-4627 • [www.horizonsengineering.com](http://www.horizonsengineering.com)

Letter of Intent – Site Plan Review Application for  
Clark Properties, LLC  
Located at 74 Main Street, Tax Map 2 / Lots 14-1-1  
July 21, 2021

### **1.0 Project Purpose**

The intent of this project is to permit the removal of the existing mixed use rental property and construct a 4 story mixed use building with 13 onsite parking spaces. The access to the property is from Pettee Brook Lane and both buildings on Lots 4-1 & 4-1-1 currently share this access. This access will remain shared after the development is complete. The through alley way between the buildings will be discontinued, therefore the parking in front of the one-story building on lot 4-1 will be removed and relocated to Main Street. The parking area will be incorporated into the existing park.

### **2.0 Existing Conditions**

The subject parcel is located in the Central Business district at 74 Main Street. This parcel was previously subdivided from Lot 4-1, which contained both buildings. Currently the parcels are accessed from both Pettee Brook Lane, and Main Street, and there is a through connection between the two buildings. The parcel is bordered by Pettee Brook Lane and Main Street, on three sides and on the east by Peoples United Bank. The subject parcel, after the subdivision, has 52' of frontage on Main Street, and about 193' of frontage along Pettee Brook Lane. It is now bordered on the east by the other half of the original parcel, which contains a one-story building occupied by Subway, Aroma Joes and the Jewish Center. There are currently approximately 20 onsite parking spaces shared between the two buildings. The property is served by municipal water, sewer, natural gas, and overhead utilities. The property currently drains surface water into a closed drainage system on Pettee Brook Lane.

### **3.0 Redevelopment Proposal**

The proposal is to construct a new 4-story building with a footprint of approximately 6,400 SF. The basement is commercial and mechanical, the first floor is commercial, the second and third floors are residential with 6 units per floor and the fourth floor is commercial. The roof area is set up for future solar panels. There will be a total of 12 residential units. There will be a total of 13 onsite parking spaces, shared between the two buildings on adjacent lots and two additional parking spaces proposed to be added on main Street.

Horizons Engineering, Inc.

New London, NH • Newport, VT • Littleton, NH • Sharon, VT • Kennebunk, ME • Conway, NH • Newmarket, NH

## Approvals Being Requested from the Planning Board

The Site Plan Review Regulations and Zoning Regulations will require the following approvals based on the current proposed development scope of work.

1. Planning Board Approvals:
  - Site Plan approval for construction of building, site and utilities per RSA 674:43-44 and the Durham Site Plan Review Regulations.

### *A. Request for Site Plan Approval*

In accordance with the site plan review regulations, this submission package includes the Application and Site Plan Review Checklist, in addition to the following plans:

1. Topographic and Existing Conditions Plan
2. Site Plan
3. Demolition Plan
4. Grading, Drainage & Utility Plan
5. Construction Detail Sheets (3)
6. Drainage Report/Stormwater Management Plan (Report)
7. Construction Management Plan (Report)

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;



Michael J. Sievert PE  
VP Structural Engineering

**Horizons Engineering, Inc.**

New London, NH • Newport, VT • Littleton, NH • Sharon, VT • Kennebunk, ME • Conway, NH • Newmarket, NH