



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

Site Plan Application

Property Information

Property address/location: 15 Newmarket Road
Tax map #: 5 ; Lot #'(s): 4-10 ; Size of site: .95 acres;

Zoning Districts

Zoning District: Courthouse ; *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: X ; No: ___ ;

Proposed Project

Name of project (if applicable): Tideline Public House, Tideline Mercantile

Describe proposal – Convert both floors of the northern half of the building into a tap room. First floor of the southern half will become a retail store. Second floor of the southern half of the existing building will remain office space. Renovate and weatherize the Salt Shed into additional seating and secondary bar, add two restrooms and walk-in cooler to ORYA garage. The site will also have extensive outdoor seating spaces and accommodate up to (8) food trucks with utilities for each. The majority of the parking lot will remain parking for patrons.

Utility Information

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

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

Property Owner

Name (include name of individual): THMB, LLC (Carrie Salas)

Mailing address: 87 Packers Falls Road, Durham, NH 03824

Telephone#: 603-661-3988 Email: csalas@appliedgeosolutions.com

Applicant/Developer (if different from property owner)

Name (include name of individual): Slipknot Properties, LLC Scott Letourneau

Mailing address: 26 Newmarket Road Durham, NH 03824

Telephone #: 541-408-0466

Email: tidelinepublichouse@gmail.com

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): Isaak Design, PLLC Nick Isaak, Architect

Telephone #: 603-969-6711 Email: nick.isaak@gmail.com

Other Professional/Designer

Provide name(s) and contact information: _____

Ben Groves, Landscape Designer

Rye Beach Landscaping Email: design@ryebeachlandscaping.com

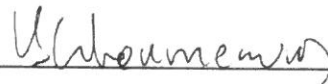
Submission of application

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: See Attached Authorization from THMB, LLC

Date: _____

Signature of applicant/developer: 

Date: 5/2/2022

Signature of agent: ~~_____~~ 

Date: 5/4/22

(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: William A. Selzer

Date: 4/30/22

Signature of property owner: Karen A. [Signature]

Date: 5-7-2022

* NEW OWNER
AUTHORIZING ACCESS
STARTING 6-1-2022

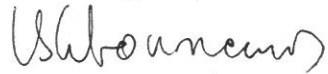
April 20, 2022

Durham Planning Board
15 Newmarket Road
Durham, NH 03824

Dear Chairperson:

I hereby authorize Michael Sievert of Horizons Engineering, Inc. to represent Slipknot Properties, LLC at the Durham Planning Board and technical review committee meetings for site plan permit approval. The subject parcel is shown on Tax Map 5/Lot 4-10 at 15 Newmarket Road.

Sincerely,



L. Scott Letourneau, MD
Owner/Authorized Agent

April 20, 2022

Durham Planning Board
15 Newmarket Road
Durham, NH 03824

Dear Chairperson:

I hereby authorize Scott Letourneau of Slipknot Properties, LLC to represent THMB, LLC at the Durham Planning Board and technical review committee meetings for site plan permit approval. The subject parcel is shown on Tax Map 5/Lot 4-10 at 15 Newmarket Road.

Sincerely,

William A. Salvo

Owner/Authorized Agent

Site Plan Checklist

For formal applications – for both residential and nonresidential plans
 Town of Durham Planning Department
***To be filled out by the applicant/agent**

Project Name: 15 Newmarket Road Map: 5 Lot: 4-10 Date: 5-4-22

Applicant/agent: Horizons Engineering, Inc. Signature: _____

Please see the Durham Site Plan Regulations for more information, in particular, Section 2.2 Formal Application Content. Note that various items may be submitted later.

<u>General items</u>	Yes	No	N/A	Waiver Requested	Comments
Application fee including fee for notices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 copies of completed application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 copies of letter of intent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3 sets of full-size plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
15 sets of 11 X 17 reductions, including one sheet of site plan in color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electronic version of materials via email	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Completed abutters list (See Karen)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Copy of existing covenants, easements, and deed restrictions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Plan Information</u>					
Basic information including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<ul style="list-style-type: none"> • Title sheet and index, when applicable • Title block • Name of Project • Date of preparation • North arrow • Scale • Legend • Revision block • Acreage and square footage of site • Vicinity sketch/location plan - not less than 1" = 1,000' • Aerial photo showing the site and proposed building footprint 					
Name and address of developer/applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	N/A	Waiver Requested	Comments
Name, stamp, and NH license # of surveyor, engineer, and/or architect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Town tax map & lot #'s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Street(s) and street name(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Approval block (for signature by staff attesting to Planning Board approval)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Deed information and references to related plans and subdivisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surveyed property lines including: <ul style="list-style-type: none"> • existing and proposed bearings • existing and proposed distances • pins, stakes, bounds • monuments • benchmarks 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Information on abutting properties: <ul style="list-style-type: none"> • owner name • owner address • tax map and lot # • approximate building footprints • use 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Locations, widths, and types of easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Zoning</u>					
Zoning designations of subject tract and in vicinity of tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning requirements for district: <ul style="list-style-type: none"> • frontage • lot size and dimensions • all setbacks • lot coverage 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning overlay districts, including Wetland, Shoreland, Aquifer, and Historic districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Existing Topographic Features:</u>					
Contour lines (not to exceed two-foot Intervals, except on steep slopes) and spot elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	N/A	Waiver Requested	Comments
Soil types and boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Soil test pit locations, profiles, and depth to water table and ledge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Percolation test locations and results	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Water features (ponds, streams)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Wetlands, including name of certified wetlands scientist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Statement whether located in flood area, And, if so, 100 year flood elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Delineation of trees and open areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Overview of types of trees and vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Stone walls and archaeological features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Locations of trails, paths, fences, and walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other natural/cultural resources (significant trees, farmland, habitats, rock outcrops, historic structures, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Building Information

Existing buildings/structures including square footage and use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed buildings/structures including <ul style="list-style-type: none"> • square footage • grades at foundation • first floor elevation • use • # bedrooms and beds per unit if residential 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Architectural renderings of proposed buildings and structures: <ul style="list-style-type: none"> • Showing all four sides • Drawn to scale with dimensions • Showing height • Showing exterior materials • Showing exterior colors • Name of architect/designer 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	Waiver		Comments
			N/A	Requested	
<u>Circulation and Parking Plan</u>					
Existing and proposed driveways and access points including: <ul style="list-style-type: none"> • Width of opening • Turning radii • Cross section of driveway 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Pavement, curbing & edge treatment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic control devices, if appropriate:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Number of parking spaces <ul style="list-style-type: none"> • required by ordinance • proposed 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Parking layout and dimensions of spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Handicap spaces and signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Loading area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Pedestrian circulation plan (including existing sidewalks in vicinity, if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Bicycle racks, locations and design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Buffers, landscaping & screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Snow storage areas and plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed porous pavement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Utilities

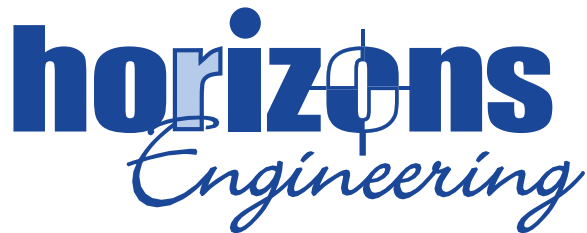
Show all pertinent existing and proposed profiles, elevations, materials, sizes, and details

Water lines/well (with protective radius)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer lines/septic and leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Pump stations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Fire hydrant location(s) and details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electric, telephone, cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Gas lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire alarm connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	N/A	Waiver Requested	Comments
Treatment of solid waste/dumpsters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Stormwater Management</u>					
Stormwater Checklist, unless deemed unnecessary by Town Engineer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Stormwater management system: pipes, culverts,, catch basins detention/retention basins, swales, rip rap, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Drainage study with calculations, impact analysis, and mitigation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Grading (existing and proposed grades)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Erosion and sedimentation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Landscaping Plan</u>					
Demarcation of limits of construction, clear delineation of vegetation to be saved, and strategy for protecting vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Proposed ground cover, shrubbery, and trees including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<ul style="list-style-type: none"> • botanical and common names • locations and spacing • total number of each species • size at installation 					
Planting plan (size of holes, depth of planting, soil amendments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Irrigation plan and details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Protection of landscaping from vehicles (Curb stops, berm, railroad ties, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Specification of all finished ground surfaces and edges (greenspace, mulch, asphalt, concrete, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fencing/screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Signage</u>					
On-site traffic-control signs:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

	Yes	No	Waiver		Comments
			N/A	Requested	
Location and type of advertising signs:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Attached to building					
• Freestanding					
• Directional, if appropriate					
Dimensions of signs:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
• Height					
• Area					
• Setback					
Elevation drawings with colors & materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Type of Illumination, if proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<u>Outdoor Lighting</u>					
Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Height of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Wattage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Type of light (high pressure sodium, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Design/cut sheets of fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Illumination study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
<u>Other Elements</u>					
Construction management plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Energy checklist (may be submitted later)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Traffic study, if appropriate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Proposed covenants, easements, and deed restrictions, if any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Fiscal impact study, if requested	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
System for addressing buildings and units	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Additional Comments:



5 Railroad Street, Newmarket, NH 03857 • Ph 603-444-4111 • Fax 603-659-4627 • www.horizonsengineering.com

Letter of Intent – Site Plan Application for
Tideline Public House & Mercantile
Located at 15 Newmarket Road, Tax Map 5 / Lots 4-10

1.0 Project Purpose

The intent of this project is to permit the conversion of the existing office building into a mixed use building including a tap room, retail store and office space. The existing two-story building is currently used as office space and was previously the Durham Town Hall. The lot currently provides ample parking for the for multiple uses. The Town of Durham does have a parking easement for the use of 10 parking spaces. The conversion includes renovating the existing buildings, utilizing the existing paved parking area, with some conversion of the parking and access areas into outdoor gathering, eating and drinking space.

2.0 Existing Conditions

The subject parcel is located in the Courthouse district at 15 Newmarket Road. The parcel is currently owned and occupied by THMB, LLC and the use is office space. The parcel is located at 15 Newmarket Road and bordered on the south by Newmarket Road, the east by Schoolhouse Lane, the north residential property and west by commercial property. The parcel has about 140 feet of frontage on Newmarket Road and 306 feet on Schoolhouse Lane. The existing building is oriented with its front on Newmarket Rd., with a one-way ingress to the southwest corner of the parcel, but the parcel is mainly accessed from Schoolhouse Lane. There are currently 61 parking spaces on the site, with the drive aisle's mostly one-way with 60° angled parking. The property is served by municipal water, sewer, natural gas, and overhead utilities. The property is sloped in a southerly direction and stormwater is collected in some existing catch basins and piped into the municipal system along Schoolhouse Lane.

3.0 Redevelopment Proposal

The proposal is to convert both floors of the northern half of the building into a tap room. First floor of the southern half will become a retail store. Second floor of the southern half of the existing building will remain office space. Renovate and weatherize the Salt Shed into additional seating and secondary bar, add two restrooms and walk-in cooler to ORYA garage. The site will also have extensive outdoor seating spaces and accommodate up to (8) food trucks with utilities for each. The parking spaces on the westerly boundary, within the Town's easement and between the two existing buildings will be removed and converted to space for food trucks. The 11 parking spaces directly to the north of the main building, will be removed and converted to a combination of grass, brick walkways and gravel patio's for outdoor gathering space. The remaining existing parking will be used for the proposed use with minimal changes. The construction on the site will include providing new water, sewer, gas and electrical utilities for the conversion and expansion. All utilities will be brought to the food truck pad sites so that each truck has a direct connection. The existing salt shed, and garage will be services with all new utilities to accommodate the proposed changes.

Since the site renovations will decrease the impervious surface area, no drainage improvements are being proposed for the site development. During the installation of the proposed utilities, the existing drainage system will be investigated and improved or repaired to maintain the proper stormwater collection and discharge.

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 building and site expansion per RSA 674:43-44 and the Durham Site Plan Review Regulations.

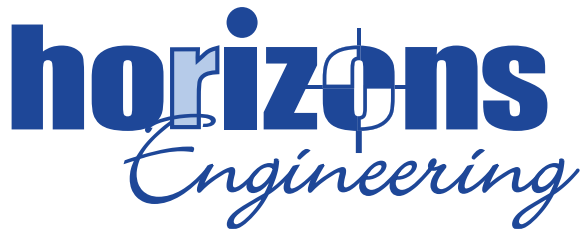
A. Request for Site Plan Approval

In accordance with the site plan review regulations, the Application, Site Plan Review Checklist, and the following plans are included:

1. Existing Conditions Plan
2. Site Plan
3. Utility & Erosion Control Plans
4. Landscape Plan
5. Detail Sheets

Horizons Engineering, Inc.

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



5 Railroad Street, Newmarket, NH 03857 • Ph 603-659-4979 • Fax 603-659-4627 • www.horizonsengineering.com

April 19, 2022

Dear Abutter:

You are hereby notified that THMB, LLC has submitted a Site Plan application for property located at 15 Newmarket Road, tax map 05, lot 4-10 in the town of Durham, NH. Plans and copies of the applications are on file at the town clerk's office for your review.

If you have any questions please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Sievert". The signature is written in a cursive style with a large, stylized 'M' and 'S'.

Michael J. Sievert, P.E.

Horizons Engineering, Inc.

MAINE • NEW HAMPSHIRE • VERMONT

LIST OF OWNERS OF ABUTTING PROPERTY

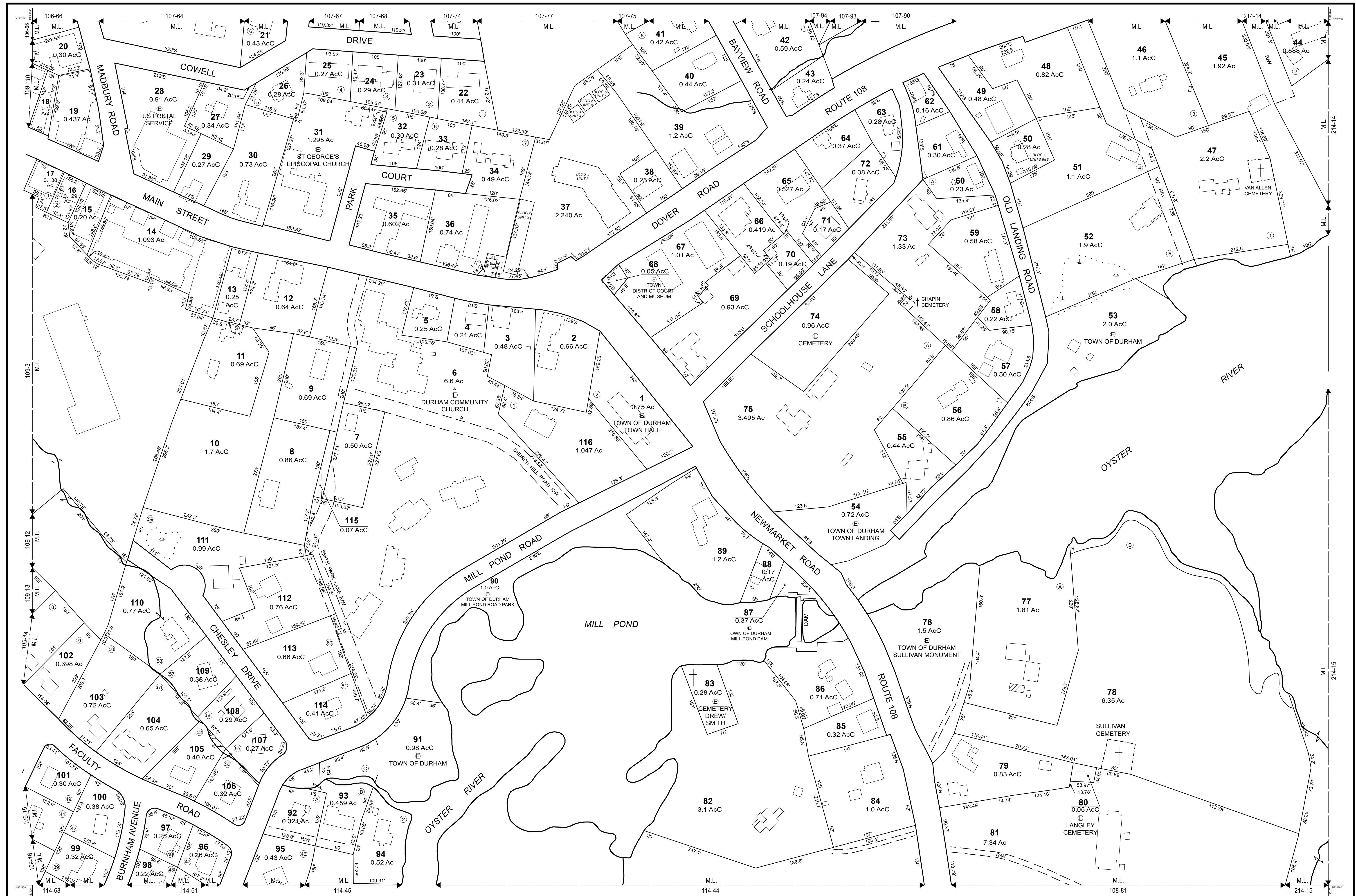
(This includes property directly across the street or streams from the land under consideration. **List must also include any and all preparers of plans, studies, etc...**)

PLEASE PROVIDE NAME & MAILING ADDRESS

<p><u>PROPERTY OWNER:</u> 15 Newmarket Road MAP 108/LOT 69</p> <p>THMB, LLC 87 PACKERS FALLS ROAD DURHAM, NH 03824</p>	<p><u>AGENT:</u></p> <p>HORIZONS ENGINEERING, INC. 5 RAILROAD STREET NEWMARKET, NH 03857</p>
<p>MAP 108/LOT 67 4 Dover Road</p> <p>NEW COURTHOUSE VENTURES 1, LLC ATTN: SCOTT MITCHELL 285 DOCKHAM SHORE ROAD GILFORD, NH 03249</p>	<p><u>APPLICANT:</u></p> <p>SLIPKNOT PROPERTIES, LLC ATTN: SCOTT LETOURNEAU 26 NEWMARKET ROAD DURHAM, NH 03824</p>
<p>MAP 108/LOT 1 8 Newmarket Road</p> <p>TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824</p>	<p><u>ARCHITECT:</u></p> <p>NICK ISAAK ISAAK DESIGN, PLLC 35 OYSTER RIVER ROAD DURHAM, NH 03824</p>
<p>MAP 108/LOT 75 17 Newmarket Road</p> <p>THREE CHIMNEYS INN, LLC 17 NEWMARKET ROAD DURHAM, NH 03824</p>	<p><u>LANDSCAPE ARCHITECT:</u></p> <p>BEN GROVES, LANDSCAPE ARCHITECT RYE BEACH LANDSCAPING 8 PERENNIAL PLACE EXETER, NH 03833</p>
<p>MAP 108/LOT 70 15 & 17 Schoolhouse Lane</p> <p>SCHOOLHOUSE LANE, LLC 254A DOVER POINT ROAD DOVER, NH 03820</p>	<p>MAP 108/LOT 66 8 Dover Road</p> <p>GEORGE K. YORK 8 DOVER ROAD DURHAM, NH 03824</p>
<p>MAP 108/LOT 74 Schoolhouse Lane Cemetery</p> <p>HEIRS OF EBENEZER SMITH, ET AL</p>	

Preparer: Janice Bell

Date: 05/04/22



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 29, 2019

COMPLETION DATE: DECEMBER 31, 2021

PRODUCED IN 2021 BY

CAI Technologies
Precision Mapping. Geospatial Solutions.

11 Pleasant Street, Littleton, NH 03561
800.322.4540 - www.cai-tech.com

LEGEND

- AREA SURVEYED Ac
- AREA CALCULATED AcC
- RECORD DIMENSION 100'
- SCALED DIMENSION 100'S
- MATCH LINE
- WATER
- BUILDING
- EXEMPT PROPERTY
- SUBDIVISION LOT NO.
- RIGHT OF WAY/ACCESS
- COMMON OWNERSHIP
- WETLANDS

SCALE: 1" = 100'

FEET: 100 50 0 100 200 300

METERS: 25 12.5 0 25 50 75

REVISED TO: APRIL 1, 2022

PROPERTY MAPS

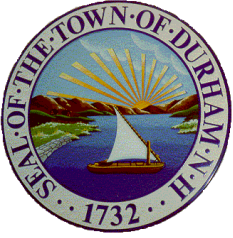
DURHAM

NEW HAMPSHIRE

INDEX DIAGRAM

106	107	108	109
210	105	104	209
110	106	107	214
111	109	108	211
112	113	114	115
221	220	116	119

MAP NO. **108**



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 Tideline Public House, LLC

Property Address 15 Newmarket Road Map and Lot # 5/4-10

Site Plan: X Subdivision: Boundary line adjustment :

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

 Article 10.1 required number of parking spaces

Reason/justification(s) for the waiver request: The site design will only provide 37 spaces total when 53 are required. In reality the retail is part of the public house so those 5 spaces would be shared with the required 45, making the requirement 48 spaces. In addition, 10 spaces will be reserved for the Town vehicles. Consequently the total number of parking spaces for the proposed use will be 27. There are additional parking spaces on the adjacent street, and the parking easement for the Town may be moved to another location in the future.

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: Michael Sievert, P.E. Horizons Engineering

Applicant? _____ Agent? X Today's date 05-04-22

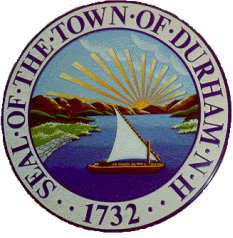
E-mail Address: msievert@horizonsengineering.com Phone # 603-659-4979

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

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



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 Tideline Public House, LLC

Property Address 15 Newmarket Road Map and Lot # 5/4-10

Site Plan: X Subdivision: Boundary line adjustment :

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

 Article 15.0 Stormwater Management Standards

Reason/justification(s) for the waiver request: The existing site is currently 84.4% impervious and the proposed site re-development will be 79.7% impervious. There is currently an existing closed drainage system on the site that connects to the municipal drainage system and this re-development will utilize the same system but reduce the overall peak runoff and volume of stormwater discharged from the site. This meets the requirements of the stormwater management regulations.

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

(1) X 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: Michael Sievert, P.E. Horizons Engineering

Applicant? Agent? X Today's date 05-04-22

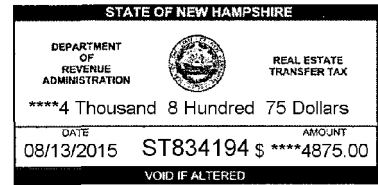
E-mail Address: msievert@horizonsengineering.com Phone # 603-659-4979

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

Waiver approved: _____ Waiver denied: _____

Comments: _____

Signature: _____ Date: _____



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Town of Durham**, a municipal corporation, of 8 Newmarket Road, Durham, Strafford County, State of New Hampshire, for consideration paid, grants to **THMB, LLC**, a New Hampshire limited liability company, of 87 Packers Falls Road, Town of Durham, Strafford County, State of New Hampshire;

with WARRANTY COVENANTS, the following described premises:

Six certain tracts or parcels of land with the buildings and other improvements thereon situated in the Town of Durham, County of Strafford and State of New Hampshire, being bounded and described as follows:

Tract I:

A certain tract or parcel of land, with the buildings thereon, situate in Durham, County of Strafford, State of New Hampshire, bounded and described as follows: Beginning at an iron rod in the easterly sideline of the Newmarket Road so called at the southwesterly corner of other land of the within grantor; thence running North 73° 42' East by said grantors land 145.44 feet to a corner at other land of the within grantee; thence turning and running South 17° 59' East by said grantees land 82.00 feet to a corner at land now or formerly of Herbert C. Monroe; thence turning and running South 68° 57' West by said Monroe land 137.84 feet to an iron pipe in the easterly sideline of Newmarket Road; thence turning and running North 22° 43' West by said Newmarket Road 94.0 feet to land of the grantor and the point of beginning. Containing 12,435 square feet.

Meaning and intending to convey the same premises conveyed to the Town of Durham by Warranty Deed of H. R. Haines Company recorded April 4, 1972 in the Strafford County Registry of Deeds at Book 901, Page 134.

Tract II:

A certain tract or parcel of land with the buildings thereon, situated on the Easterly side of the Newmarket Road in Durham, County of Strafford and State of New Hampshire, bounded and described as follows; viz:

Beginning at a marker at the intersection of the Easterly side of the Newmarket Road with the Northerly side of School Street; thence running North $22^{\circ} 43'$ West by said Newmarket Road a distance of fifty (50) feet, to a marker at land now or formerly of Norman A. York and Pauline E. York; thence running North $68^{\circ} 57'$ East by said York land, a distance of one hundred thirty-seven and eight-tenths (137.8) feet, more or less, to a marker at land of the Town of Durham, said last described line passing through the center of a small two car garage; thence running South $23^{\circ} 30'$ East by said Town of Durham land, a distance of Thirty-four and eight-tenths (34.8) feet to a marker on the Northerly side of said School Street; thence running South $62^{\circ} 41'$ West by said School Street a distance of one hundred thirty-eight and seven tenths (138.7) feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises conveyed to the Town of Durham by Warranty Deed of John R. Norton and Margaret E. Norton dated April 26, 1977 and recorded in the Strafford County Registry of Deeds at Book 995, Page 598.

Tract III:

A small tract of land off the southerly side of Dover Road in said Durham, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at a stone bound at the southeasterly corner of land of Grantor and at the northeasterly corner of land of Grantee and running S $62^{\circ} 06'$ W 50.0 feet by other land of Grantee, thence running S $65^{\circ} 34'$ W 46.3 feet by said other land of Grantee to a stake; thence running N $24^{\circ} 26'$ W 10.6 feet by other land of Grantor to a stone bound; thence running N $70^{\circ} 04'$ E 96.5 feet by said land of Grantor to the point of beginning.

Meaning and intending to convey the same premises conveyed to the Town of Durham by Quitclaim Deed of H. R. Haines Company, Inc. dated June 26, 1961 and recorded in the Strafford County Registry of Deeds at Book 734, Page 99.

Tract IV:

A certain tract of land situate on the Northerly side of School Street, in said Durham, County of Strafford, State of New Hampshire, bounded and described as follows:

Beginning at an iron hub at the Northwest corner of other land of the Town of Durham conveyed to it by deed of Herbert C. and Alice J. Monroe, and at the Southwest corner of the

premises herein conveyed at a point Thirty-four and eight tenths (34.8) feet, more or less, Northerly of the Northerly side of School Street; thence running North seventeen (17) degrees fifty-nine (59) minutes west by other land of said Yorks a distance of one hundred two and seven tenths (102.7) feet, more or less, to an iron hub set in the ground at land of H. R. Haines Company; thence turning at an angle and running North sixty-five (65) degrees thirty-four (34) minutes east by land of said Haines a distance of eighty (80) feet, more or less, to an iron hub set in the ground; thence turning at an angle and running South twenty-three (23) degrees thirty (30) minutes East by land of Fred W. Knight a distance of one hundred seven and four tenths (107.4) feet, more or less, to an iron hub set in the ground and at the Northeast corner of land conveyed to said Town of Durham by Herbert C. and Alice J. Monroe; thence turning at an angle and running South sixty-eight (68) degrees fifty-seven (57) minutes West a distance of eighty-nine and nine tenths (89.9) feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises conveyed to the Town of Durham by Warranty Deed of Norman A. York and Pauline E. York dated February 4, 1950 and recorded in the Strafford County Registry of Deeds at Book 580, Page 205.

Tract V:

A certain tract of land situate on the Northerly side of School Street, in said Durham, County of Strafford, State of New Hampshire and bounded and described as follows:

Beginning at an iron hub set in the ground on the Northerly side of said School Street and at the Southwesterly corner of the premises herein conveyed at a point one hundred thirty-eight and seven tenths (138.7) feet, more or less, Easterly of the intersection of Newmarket Road and said School Street, in said Durham; thence running North twenty-three (23) degrees thirty (30) minutes West by other land of said Monroes a distance of thirty-four and eight tenths (34.8) feet, more or less, to an iron hub set in the ground at the Northwesterly corner of the premises herein conveyed and at the Southwesterly corner of land conveyed to said Town of Durham by Norman A. and Pauline E. York; thence turning at an angle and running North sixty-eight (68) degrees fifty-seven (57) minutes east by land of said Durham a distance of eighty-nine and nine tenths (89.9) feet, more or less, to an iron hub set in the ground at the Northeast corner of the premises herein conveyed and at land of Fred W. Knight; thence turning at an angle and running in a Southerly direction by land of said Knight a distance of twenty-five (25) feet, more or less, to an iron hub set in the ground on the Northerly side of said School Street; thence turning at an angle and running South sixty-two (62) degrees forty-one (41) minutes West by said School Street a distance of ninety (90) feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises conveyed to the Town of Durham by Warranty Deed of Herbert C. Monroe and Alice J. Monroe recorded January 9, 1950 in the Strafford County Registry of Deeds at Book 580, Page 213.

Tract VI:

A certain tract of land situate in said Durham, County of Strafford, State of New Hampshire, bounded and described as follows, to wit: Beginning at an iron pipe set in the ground at the Northerly side of Schoolhouse Lane, said pipe being N 62° 41' E a distance of 228.7' (two hundred twenty-eight and seven-tenths feet) from an iron pipe at the Northeasterly corner of the intersection of Newmarket Road and Schoolhouse Lane, thence running N 23° 30' W to the land of H. R. Haines Co. a distance of 132.4' (one hundred thirty-two and four-tenths feet) to a large iron pipe set in the ground; thence turning and running along land of said H. R. Haines Company N 62° 06' E to land of heirs of Andrew & Carrie Langley a distance of 50' (fifty feet) more or less, to an iron pipe set in the ground; thence turning and running S 23° 30' E along land of heirs of Andrew and Carrie Langley a distance of 52.9' (fifty-two and nine-tenths feet) to an iron pipe in the ground; thence turning and running N 62° 41' E along land of said Langley heirs to land of Anna C. Rudd a distance of 35.0' (Thirty-five feet) to an iron pipe set in the ground; thence turning and running S 23° 30' E along land of said Anna C. Rudd a distance of 80.0 (eighty feet) to an iron pipe set in the ground at the Northerly side of Schoolhouse Lane, thence turning and running S 62° 41' W along the Northerly side of said Schoolhouse Lane a distance of 85' (eighty-five feet), more or less, to the point of beginning;

Meaning and intending to convey the same premises conveyed to the Town of Durham by Warranty Deed of Fred W. Knight dated March 10, 1950 and recorded in the Strafford County Registry of Deeds at Book 580, Page 207.

The Town of Durham reserves a permanent easement to a 150' x 25' area to be used for parking spaces on the Courthouse side of the parking lot, as shown on the plan attached to the purchase and sale agreement and on file at the Durham Town Offices, along with an access easement allowing access to the parking spaces over and across the remaining Premises. Maintenance of the parking easement (plowing, paving, space striping) shall be the sole responsibility of the Town.

In recognition that the Grantee does not enjoy the right to use the parking easement area, this easement area shall not be assessed to the Grantee for purposes of property taxation, unless the Grantee utilizes parking per section 8.03 of the purchase and sale agreement, in which case the amount of easement land corresponding with public spaces shall be taxed.

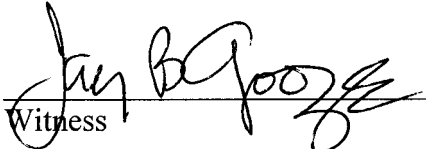
This conveyance is subject to the following conditions:

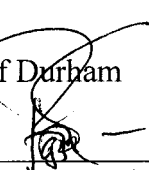
1. Grantee shall not apply for tax relief pursuant to RSA 79-E.
2. The existing building must remain a contributing structure to the Historic District.

- 3. If the Premises are conveyed to an owner who would otherwise be exempt from real estate taxation pursuant to RSA 72 or any other statute, the owner shall not apply for the permitted tax exemption; or, as a condition of the granting of any such tax exemption, the owner shall enter into a PILOT agreement with the Town of Durham to provide for full payment of all assessed taxes. This shall not affect any owner's right to seek a tax abatement based upon an alleged overassessment of the Premises.

Grantor shall defend, indemnify and hold the Grantee and its successors and assigns, harmless from and against all claims, actions, losses, demands, judgments, damages or liabilities (including without limitation, reasonable attorneys' fees, cost and disbursements), injuries, fines, payments, administrative orders, consent agreements, penalties, cost and expense of any kind whatsoever brought with respect to any and all environmental conditions and/or contamination proven to be caused by the Town, relating to the property but excluding the building. Grantor shall have the right to select all experts involved in any such claims, including but not limited to, attorneys, engineers and environmental scientists; and shall have the right to direct any litigation, remediation, or other required actions in conformance with all state and/or federal requirements, provided that Grantee and its successors shall have input to and final approval of any settlement or remediation plan that would impair the utility of the property or the business operations thereon, such approval shall not be unreasonably withheld.


Dated this 13th day of August, 2015


 Witness

Town of Durham
 By: 
 Todd Selig, duly authorized

STATE OF NEW HAMPSHIRE
 COUNTY OF STRAFFORD

Signed on this 13th day of August, 2015, personally appeared Todd Selig, Administrator, duly authorized officer of the Town of Durham known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that s/he executed the same for the purposes therein contained as his/her free act and deed.


 Notary Public/ Justice of the Peace
 Commission Expires: