

Mr. Michael Behrendt, Town Planner
Durham Planning Department
8 Newmarket Road
Durham, New Hampshire 03824

November 20, 2024

RE: Proposed Restaurant at 3 Dover Road
(Assessors Map 108, Lot 38)
Letter of Intent – Design Review

Dear Mr. Behrendt:

On behalf of Tropic Star Development, LLC, the Applicant, and JESP Enterprises, LLC, the Owner, TEC, Inc. is pleased to submit this Letter of Intent for the Proposed Restaurant at 3 Dover Road. The intent of this project is to permit the demolition of the existing abandoned 1-story building, formerly Cumberland Farms, and construct a 1-story restaurant building, Dunkin Donuts, with associated off-street parking, utility connections, stormwater management infrastructure, and landscaping. The subject parcel is located in the Courthouse district with frontage along Dover Road and access off of both Dover Road and the driveway shared with the abutting parcel located at 4 Main Street. The parcel is bordered by Dover Road to the southeast, the Mobil gas station to the northeast, the Holiday Inn Express to the southwest, and the residences located at 4 Main Street to the northeast. The vacant site has an unknown number of existing parking spaces and is served by municipal water, sewer, natural gas, and overhead utilities. The site which is mostly comprised of impervious surfaces currently drains surface stormwater runoff into the closed drainage system on Dover Road.

The project proposes to construct a new 1-story restaurant building with a footprint of approximately 1,520 SF, 15 off-street parking spaces, new utility connections which includes a grease trap and a water quality unit for adequate sewer and stormwater treatment, and landscaping improvements to beautify the site. The project will first undergo Design Review before seeking Site Plan Approval from the Planning Board. In accordance with the Site Plan Review Regulations, this application for Design Review includes the following documents:

- A completed application form, as prepared by the Planning Department
- A letter of intent describing the proposed project
- A letter of authorization from owner
- Drawings depicting the site and proposed improvements
- A list of abutters and mailing labels
- Applicable fees

Please do not hesitate to contact me directly if you have any questions concerning our review at (603) 601-8154. Thank you for your consideration.

Sincerely,
TEC, Inc.
“The Engineering Corporation”



Matthew Perry, PE
Civil Engineer – Project Engineer