

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

February 19, 2025

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

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 as part of the Site Plan Application for the Proposed Restaurant at 3 Dover Road. The project first went through the Design Review Phase with the Planning Board, which was closed at the public hearing held on January 22, 2025. The intent of this project is to permit the demolition of the existing vacant 1-story building, formerly Cumberland Farms, and construct a 1-story restaurant building, Dunkin Donuts, with associated off-street parking, utility connections, drainage infrastructure, and landscaping improvements. The subject parcel is located in the Courthouse district with frontage along Dover Road. 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 site is accessible from both Dover Road and the driveway shared with the abutting parcel located at 4 Main Street. The majority of the existing site is comprised of impervious surfaces where stormwater runoff sheet flows 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, fifteen (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 also include the construction of new sidewalks along Dover Road. The site proposes 2-way traffic circulation and will maintain the connection to the driveway shared with 4 Main Street. The site is served by municipal water, sewer, natural gas, and overhead utilities, which the project proposes to maintain all services, if feasible. The project will improve upon the various existing nonconformities and make the site compliant with all applicable Zoning Ordinances and dimensional requirements. The project received a variance on February 12, 2025, from Article XII.1 Section 175-54 of the Zoning Ordinance allowing parking spaces (structure) to be located within the front, side, and rear setbacks. The site currently reflects this condition, so this will not create any new adverse impacts. The project requests a waiver from Section 5.8.9 of the Site Plan Regulations which requires a foundation planting strip between the building and the drive aisle/parking area. Proposing this along the northeast face of the building would create challenges due to the limited width of the lot, with respect to the proposed building footprint, drive aisle width, and parking stall length.

In accordance with the Site Plan Review Regulations, this Site Plan Application includes the following documents:

- Letter of Intent (15 copies)
- Completed Site Plan Application (15 copies)
- Completed Site Plan Checklist (15 copies)
- Completed Stormwater Management Checklist (15 copies)
- Completed Application(s) for Waiver from Regulations (15 copies)
- Full-Size Plans (3 copies)
- Half-Size (11"x17") Plans w/ Colored Graphic (15 copies)
- Drainage Report (3 copies)
- Construction Management Plan (3 copies)
- Traffic Impact Study (3 copies)
- Completed List of Abutters (15 copies)
- Abutter Mailing Labels (2 copies)
- Letter of Authorization (15 copies)
- Copy of Deed and Easement (15 copies)
- Check for Fee(s)
- Copy of Check (15 copies)

The project will benefit the Town of Durham by redeveloping a lot which has been vacant for the last decade located in the heart of Durham's Courthouse District and improving pedestrian accommodations and safety along Dover Road. 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