



MJS ENGINEERING, PC

CIVIL •
ENVIRONMENTAL •
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5 RAILROAD STREET, P.O. BOX 359, NEWMARKET, NH 03857 PHONE: (603) 659-4979, FAX: 659-4627

E-mail: mjs@mjs-engineering.com

RECEIVED
Town of Durham

June 5, 2013

JUN 05 2013

Mr. Michael Behrendt AICP
Dir. Of Planning and Community Development
15 Newmarket Road
Durham, NH 03824

**Planning, Assessing,
Zoning & Code Enforcement**

Re: Design review applications for 15 Madbury Road and 8 Mathes Terrace Tax
Map 2 Lots 12-5 & 12-6

Dear Michael;

Please find enclosed the following information as application for a design review
meeting with the planning board;

1. Application and fee for 15 Madbury Road and 8 Mathes Terrace
2. Abutters lists
3. Letters of Authorization from all parties
4. Conceptual Plans

The intent is to present conceptual redevelopment plans for the properties located
at 15 Madbury Road and 8 Mathes Terrace. These conceptual plans and any
future site plan proposals may include submission of a voluntary lot merger to
combine the two lots for a development proposal that incorporates the two parcels.

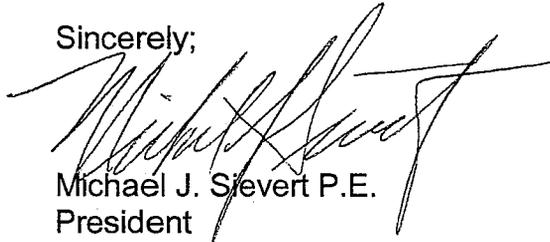
Lot 12-5 is located at 15 Madbury Road and has approximately 67' of frontage on
Madbury Road and approximately 97' of frontage on Mathes Terrace. Mathes
Terrace is a 30' wide private road running from Madbury Road to Pettee Brook,
and provides common access to 5 lots. This parcel is approximately 6,970 sq. ft.
(0.16 acres). Lot 12-6 is located at 8 Mathes Terrace, has approximately 70' of
frontage and its westerly boundary is common with lot 12-5. The parcel is
approximately 5,663 sq. ft. (0.13 acres).

Four preliminary concepts have been developed for this design review phase. The
first concept proposes to remove the existing building on lot 12-5 and construct a
three story mixed use building on said lot, leaving lot 12-6 in its existing condition.
The second concept proposes to remove the existing building on lot 12-6 and
construct a three story mixed use building on said lot, leaving lot 12-5 in its existing
condition. The third concept proposes to remove the existing building on lot 12-5
and construct a three story mixed use building on lot 12-5 and a small portion of lot

12-6. This concept would maintain the existing residential structure on lot 12-6. In all of these three preceding concepts, the proposal includes increasing the occupancy based on the existing usable building area. The fourth concept proposes to remove both existing buildings and construct one new three story mixed use building using both parcels.

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

Sincerely;

A handwritten signature in black ink, appearing to read "Michael J. Sievert". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael J. Sievert P.E.
President

JUN 05 2013

Planning, Assessing Zoning & Code Enforcement REQUEST FOR PRE-APPLICATION REVIEW

\$360.00
Pd. 6/5
Check
13282

Note: This form and all required information must be filed at least 21 calendar days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant

MJS Engineering, P.C.
P. O. Box 359
Newmarket, NH 03857

Phone number: (603)659-4979

2. Name, Mailing Address and Telephone Number of Owner of Record if other than Applicant:

Theodore Finnegan
25 Worthen Road Apt. 317
Durham, NH 03824

Phone number:

3. Location of Proposed Development:

15 Madbury Road

4. Tax Map 2 Lot Number 12-5

5. Type of Development Mixed Use

6. Is this a request for Conceptual Consultation Design Review

7. Abutters: Attach a separate sheet listing the Durham Tax Map and Lot number, name and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

8. Items on the attached Pre-Application Review Checklist

9. Costs: Advertising 150.00
Abutters Notification 210.00 (includes applicant and/or owner)
Total: \$360.00

The applicant and/or owner or agent, certifies that this application is complete and includes all required attachments and requirements.

Date 06/05/13

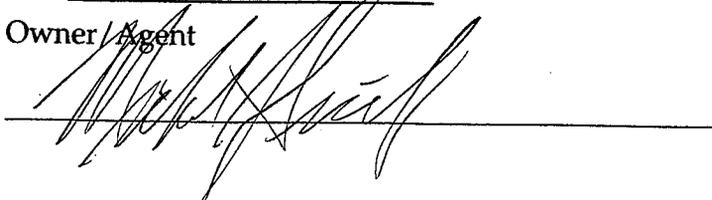
Applicant and/or Owner or Agent



"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing this subdivision plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

Date 06/05/13

Owner/Agent



JUN 05 2013

Planning, Assessing,
Zoning & Code Enforcement

REQUEST FOR PRE-APPLICATION REVIEW

\$360 pd. 6/5
Check #
13281

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1. Name and mailing address of applicant

MJS Engineering, P. C.
P. O. Box 359
Newmarket, NH 03857

Phone number: (603)659-4979

2. Name, Mailing Address and Telephone Number of Owner of Record if other than Applicant:

Kostis Enterprises, LLC
263 Central Avenue
Dover, NH 03820

Phone number: (603)742-7666

3. Location of Proposed Development:

8 Mathes Terrace

4. Tax Map 2 Lot Number 12-6

5. Type of Development Mixed Use

6. Is this a request for Conceptual Consultation X Design Review

7. Abutters: Attach a separate sheet listing the Durham Tax Map and Lot number, name and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

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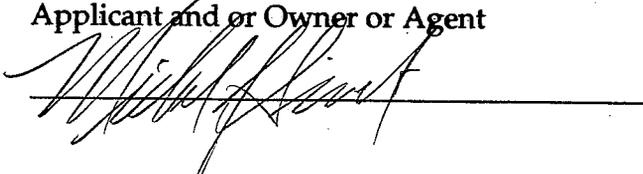
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Applicant and or Owner or Agent



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Date 06/05/13

Owner / Agent



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Planning, Assessing,
Zoning & Code Enforcement

June 3, 2013

Durham Planning Board
15 Newmarket Road
Durham, NH 03824

Dear Chairperson:

I hereby authorize Michael J. Sievert, P.E of MJS Engineering, P.C. to represent BAA Holdings LLC at the Durham Planning Board and technical review committee meetings for design review applications. The subject parcel is shown on Tax Map 2 as Lot 12-6 located at 8 Mathes Terrace.

Sincerely;

DocuSigned by:

Christopher P. Mulligan

DF6D1461FAB643B...

Owner

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**Planning, Assessing,
Zoning & Code Enforcement**

June 3, 2013

Durham Planning Board
15 Newmarket Road
Durham, NH 03824

Dear Chairperson:

I hereby authorize BAA Realty Acquisitions LLC to submit applications to the Town of Durham boards and commissions on my behalf. The subject parcel is shown on Tax Map 2/Lot 12-6 and is located at 8 Mathes Terrace.

Sincerely;

DocuSigned by:

John Kostis

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Kostis Enterprises, LLC
Owner