

Durham Business Park

Design Guidelines

In the interest of the public and in the interest of future owners in the Durham Business Park, the Town Council has adopted these design guidelines for all site developers within the Park. The guidelines are intended to complement, not to supplant, any other requirements of the zoning ordinance or building and State codes. If there is a discrepancy, the zoning ordinance, building, or State codes will rule.

These guidelines seek to promote compatibility between the development of the Park and the rural-residential quality of the riverfront neighborhood. The views into the site from the bridge on Route 4, the Oyster River, and Johnson's Creek are of particular importance. The desired outcome is to have the buildings sited to preserve the significant views.

With respect to whether a developer's plan is consistent with the design guidelines as presented below, a review panel shall be convened consisting of: a member of the Town Council, a member of the Planning Board, the Town Administrator, and Town Planner.

These design guidelines shall be incorporated in any deed of sale and for their successors.

SITE DESIGN

- Electrical, telephone and cable utilities shall be buried throughout the property, including the existing overhead utilities on the site.
- Buildings shall be sited to preserve significant views from Route 4 and the Oyster River, vegetation, and existing land forms.
- Site design shall minimize changes in natural drainage patterns or the natural slope of the land.
- Parking areas shall be landscaped with plantings to reduce visual impact and minimize the need to alter existing contours. Parking areas are not permitted on the riverfront side of buildings unless thoroughly screened with vegetation.

BUILDING DESIGN

- Buildings shall be designed to complement rather than dominate their surroundings.
- There must be a coherent and consistent theme reflected in the design and construction for all of the individual buildings located on the site.
- Mechanical equipment and other utility hardware (i.e. meters, satellite dishes, etc.) shall be screened from public view with materials harmonious to the building or located to preclude visibility from any public ways.
- Traditional building materials such as wood, stone, and brick shall predominate.
- Windows shall be located on building sides facing primary roads or public areas in addition to any windows that may be located on the water side.

LANDSCAPE DESIGN

- Significant, healthy existing vegetation shall be retained wherever possible.
- New landscaping shall respect and incorporate any distinctive elements of the existing landscaping.
- The design of fences and walls shall be consistent in size and scale.

LIGHTING DESIGN

- Exterior lighting shall be considerate of both the neighbors and the community as a whole.
-

AGREEMENT

NOW COMES the Town of Durham (Town), a municipal corporation duly organized under the laws of the State of New Hampshire with a principal place of business at 15 Newmarket Road, Durham, NH 03824, and Grant Drive Development, LLC (LLC), a New Hampshire limited liability company duly organized under the laws of the State of New Hampshire, with an address of 8 Newmarket Road, #2, Durham, New Hampshire 03824, and agree as follows:


1. By deed dated November 29, 2010, recorded in the Strafford County Registry of Deeds in Book 3884, Page 0510, the Town conveyed to LLC a tract of land on Grant Drive in the Town of Durham.

2. It is the parties' intention that the property conveyed be developed.


3. In addition to any other Town land use ordinances and regulations applicable to such development, all development on the property conveyed shall be consistent with the Town of Durham Business Park Design Guidelines, a copy of which is attached to this document as Exhibit A, and made a part hereof.

4. These obligations shall be binding on the parties to this agreement, as well as on their successors and assigns.

5. The parties agree that a copy of this document may be recorded at the Strafford County Registry of Deeds.

EXECUTED this 2 day of February, 2010. 

TOWN OF DURHAM


Todd N. Selig, Its Duly Authorized
Town Administrator

GRANT DRIVE DEVELOPMENT, LLC


Eric Chinburg, Member