



**ENGINEERING, P.C.**  
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad Street • P. O.Box 359  
Newmarket, NH 03857  
Phone: (603) 659-4979  
Email: [mjs@mjs-engineering.com](mailto:mjs@mjs-engineering.com)

December 24, 2014

Mr. Michael Behrendt  
Dir. Of Planning & Community Development  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824

**Re: Application and supporting documentation for design review application  
Proposed elder care development concept  
Tax Map 11 Lots 27-1 thru 27-7**

Dear Mr. Behrendt:

Please find the following information as submission for a design review application;

1. Application form, fees and supporting documentation in accordance with Article 2 of the site plan review regulations.
2. 3 sets full size plans showing the existing conditions and the proposed conceptual layout.
3. 15 - 11 x 17 plans of same

MJS Engineering, PC on behalf of Grant Development, LLC formally requests that this project be noticed for the January 14, 2015 meeting. While we are aware that the January 14<sup>th</sup> meeting is very busy, we would appreciate being put in the schedule to make sure the project is moved forward through the process in a timely manner. We understand that we may be continued to subsequent meetings. Thank you for the consideration and we look forward to presenting this project to the board.

Please call me at (603) 659-4979 x302 with any questions or comments.

Sincerely,

Michael Sievert, P.E.  
President

CC: Eric Chinburg

## REQUEST FOR PRE-APPLICATION REVIEW

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

Grant Development, LLC

3 Penstock Way

Newmarket, NH 03857

Phone number: (603)868-5995

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

same

Phone number: same

3. Location of Proposed Development:

W. Arthur Grant Circle

4. Tax Map 11 Lot Numbers 27-1 thru 27-7

5. Type of Development commercial - eldercare facility

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.

8. Items on the attached Pre-Application Review Checklist

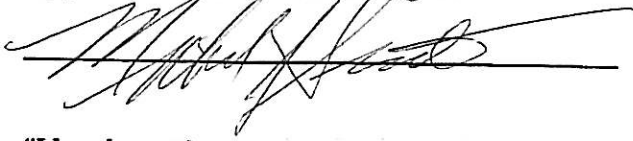
See section Article 2 Site Plan Regs enclosed.

9. Costs: Advertising 150.00  
Abutters Notification 126.00 (includes applicant and/or owner) \$7 x 18  
Total: \$276.00

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

Date 12/23/14

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 12/23/14

Owner/Agent





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**Letter of Intent – Design Review Application for  
Elder Care Facility at the Durham Business Park  
Tax Map 11 / Lots 27-1 - 27-7**

December 23, 2014

**1.0 Project Purpose**

Formally present a conceptual site plan layout for an elder care facility (as a “lifecare community”), located on the existing 28.4 acre parcel known as the Durham Business Park.

**2.0 Existing Conditions**

The subject property, “The Durham Business Park”, is located in the Durham Business Park Zone (DBP). The parcel is also within the Shoreland Protection Overlay District, the Wetland Protection Overlay District and Flood Hazard Overlay District. The parcel is bordered on the east by Johnson Creek, the south by the Oyster River, the west by the Town of Durham Wastewater Treatment Facility and the north by Route 4. The property is served by municipal water and sewer and has an existing roadway ending in a cul-de-sac. Overhead utilities are also currently provided from Route 4 along the west side of the existing roadway.

The parcel is currently subdivided into 7 commercial lots, as approved by the Durham Planning Board on March 28, 2012. The lots all have frontage on the existing town road known as W. Arthur Grant Circle. All of the lots within the subdivision remain undeveloped.

**3.0 Proposed Conditions**

The proposed elder care development concept is shown on the attached plan. The design proposal would include merging the 7 lots back into one lot and developing the parcel as an elder care facility. Access to the facility would be via the existing road, including connecting into all of the existing municipal utilities. The proposed changes would include removing the existing cul-de-sac and approximately 200' of road and constructing a new driveway loop, parking and central landscape area as part of the facility. The building layout would include 3 three-story buildings with approximately 36 units in two of the buildings and 30 units in the third building. The smaller number of units in the third building is to provide space for the community amenities and services provided to the residents at the facility. These three buildings would provide underground parking for the residents. In addition, there are 14 detached units proposed throughout the developable area. Each of these detached units will be accessed from the internal road and provide parking at each respective unit.

The proposal for this project is to develop an elder care facility as a life care community providing housing for seniors ages 55 and older. Under the coordination of the site director, residents of the community will have access to services including, but not limited to: educational seminars, food delivery services, transportation, guest speakers, recreational opportunities,

exercise instruction, home helpers, cleaning services, health systems services, etc. Included in the common areas in building number 3 will be lounge/library, community room, exercise and therapy room with equipment, staff office and mail room.

The two plans submitted with the application, include the majority of the information in Article 2 of the Durham Site Plan Regulations for application submission requirements. The existing conditions plan shows all of the existing features on the site including the improvements in addition to all of the associated setbacks requirements. The concept plan shows the disposition of the proposed buildings, parking, landscaping, walking trails, accessory buildings and other improvements. The 11 x 17 existing conditions plan included in the submittal package is shown in color to better define all of the different setbacks and overlay districts. The dark gray shaded area on the parcel is showing the area available for development free of any encumbrances from the various overlay districts. Although, it is not a requirement in the DBP zone for usable lot area, it is a requirement in the WCO District, therefore the gray area shows the land outside the required buffers. All of the other setbacks are wetland and Shoreland setbacks based on the Durham Zoning Regulations.

#### **4.0 Site Related Issues**

##### **4.1 Utilities**

The proposal is to retain the overhead utilities existing today on the parcel and install underground utilities to service each unit. The existing sewer system will be serviced and brought up to standards in accordance with the DPW requirements. Municipal water services the site and will be connected to each unit as required.

##### **4.2 Drainage**

There is a closed drainage system within the existing roadway. The system consists of catch basins and culverts. The culverts outlet to existing swales then flow into the receiving waters as shown on the plans. The existing drainage system will be inspected and repaired to current standards as required by the DPW. All proposed development will be required to provide adequate drainage facilities in accordance with the latest site plan regulations. This proposal will incorporate all low impact development standards.

##### **4.3 Traffic**

Historically, traffic has been an issue with the site exiting onto Route 4. The NHDOT Memo from May 16, 2008 recommends that development at Arthur Grant Circle be limited to a peak hour trip generation of 60 trips. We are confident that the proposed development will not exceed the allowable limit established by NHDOT. In our internal review of traffic generation guidelines published by ITE, we understand that the proposed eldercare use could generate between .16 and .29 peak hour trips per occupied dwelling unit. The proposed conceptual development would include approximately 116 units. So, splitting the difference and using 0.225 peak hour trips times 116 units results in 26 peak hour trips. While this is a rough estimate, it is certainly below the 60 trip threshold and updated traffic analysis will be provided.

#### 4.4 Roadway

The existing roadway, as discussed above, is proposed to be modified as shown on the conceptual development plan. This concept provides more of a courtyard or entry into the development and provides area for landscaping, and stormwater management for the site development. The roadway in this proposed concept will be a private driveway rather than a town road.


December 23, 2014

Durham Planning Board  
Durham Town Hall  
8 Newmarket Road  
Durham, NH 03824

Dear Chairperson:

I hereby authorize Michael J. Sievert, P.E. of MJS Engineering, P.C. to represent Grant Development, LLC at the Durham Planning Board meetings. The subject parcel is shown on Tax Map 11 as Lot 27-1 through 27-6 and is known as the Durham Business Park located on Route 4.

Sincerely:

  
Eric Chirburg  
Grant Development, LLC

**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><b><u>PROPERTY OWNER:</u></b> W. Arthur Grant Circle MAP 11/LOTS 27-1,27-2,27-3,27-4,27-5,27-6,27-7</p> <p>GRANT DEVELOPMENT, LLC 3 PENSTOCK WAY NEWMARKET, NH 03857</p>	<p><b><u>APPLICANT:</u></b></p> <p>MJS ENGINEERING, PC P. O. BOX 359 NEWMARKET, NH 03857</p>
<p><b><u>ABUTTER:</u></b> MAP 11/LOTS 9-5 &amp; 12 50 PISCATAQUA RD/100 STONE QUARRY DR.</p> <p>TOWN OF DURHAM 15 NEWMARKET ROAD DURHAM, NH 03824</p>	<p><b><u>SURVEYOR:</u></b></p> <p>DOUCET SURVEY, INC. 102 KENT PLACE NEWMARKET, NH 03857</p>
<p><b><u>ABUTTER:</u></b> MAP 11/LOT 38-1</p> <p>ROBERT M. &amp; BARBARA A McNITT C/O EDWARD W. McNITT 101 DURHAM POINT ROAD DURHAM, NH 03824</p>	<p><b><u>WETLAND SCIENTIST:</u></b></p> <p>WEST ENVIRONMENTAL, INC. 48 STEVENS HILL ROAD NOTTINGHAM, NH 03290</p>
<p><b><u>ABUTTER:</u></b> MAP 11/LOT 37-4</p> <p>LOCKHARDT FAMILY TRUST C/O MADELINE LOCKHARDT TRUSTEE 73 DURHAM POINT ROAD DURHAM, NH 03824</p>	<p><b><u>SOIL SCIENTIST:</u></b></p> <p>JOSEPH W. NOEL P. O. BOX 174 SO. BERWICK, ME 03908</p>
<p><b><u>ABUTTER:</u></b> MAP 11/LOT 37-2</p> <p>MADLINE LOCKHARDT 73 DURHAM POINT ROAD DURHAM, NH 03824</p>	<p><b><u>SOIL SCIENTIST:</u></b></p> <p>JAMES GOVE GOVE ENVIRONMENTAL SERVICES, INC. 8 CONTINENTAL DRIVE BLDG 2 UNIT H EXETER, NH 03833-7507</p>
<p><b><u>ABUTTER:</u></b> 66 Piscataqua Road MAP 11/LOT 28-1</p> <p>GALE S. TEERI LIVING REV. TRUST 7007 HARDWOOD RIDGE ROAD CARRABASSETT VALLEY, ME 04947</p>	<p><b><u>ABUTTER:</u></b> 1 Riverview Court MAP 11/LOT 31-14</p> <p>A-HA TRUST ANDREW HARTMAN, TRUSTEE 39 GROVE STREET GREENLAND, NH 03840</p>

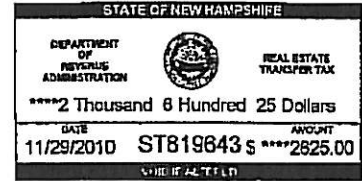


**LIST OF OWNERS OF ABUTTING PROPERTY**

(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><b><u>ABUTTER:</u></b> MAP 11/LOT 31-13</p> <p>AHMAD ETEBARI &amp; MAHNAZ MOALLEMI 3 RIVERVIEW COURT DURHAM, NH 03824</p>	<p><b><u>ABUTTER:</u></b></p>
<p><b><u>ABUTTER:</u></b> MAP 11/LOT 31-11</p> <p>JOHONET H. CARPENTER REV. TRUST 4 RIVERVIEW COURT DURHAM, NH 03824</p>	<p><b><u>ABUTTER:</u></b></p>
<p><b><u>ABUTTER:</u></b> MAP 11/LOT 13-0</p> <p>ROBERT &amp; LEDA KEEFE TRUST 59 PISCATAQUA ROAD DURHAM, NH 03824</p>	<p><b><u>ABUTTER:</u></b></p>
<p><b><u>ABUTTER:</u></b> MAP 11/LOT 14-0</p> <p>ROBIN &amp; CHRISTINA LEVEILEE 65 PISCATAQUA ROAD DURHAM, NH 03824</p>	<p><b><u>ABUTTER:</u></b></p>
<p><b><u>ABUTTER:</u></b> MAP 11/LOT 3-2</p> <p>JOHN M. &amp; KATRINE B. MacGREGOR 92 DOVER ROAD DURHAM, NH 03824</p>	<p><b><u>ABUTTER:</u></b></p>
<p><b><u>ABUTTER:</u></b> MAP 11/LOTS 29-0 &amp; 31-15 8 RIVERVIEW RD.</p> <p>INGVAR &amp; DONNA VITTANDS 72 PISCATAQUA ROAD DURHAM, NH 03840</p>	<p><b><u>ABUTTER:</u></b></p>



## WARRANTY DEED

**The Town of Durham**, a municipal corporation duly organized under the laws of the State of New Hampshire, with an address of 15 Newmarket Road, Durham, New Hampshire,

for consideration paid, grants to **Grant Drive Development, 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.

with WARRANTY COVENANTS, the following described premises:

A parcel of land with any improvements thereon located on the southerly side of Route 4 in the Town of Durham, Strafford County, New Hampshire as shown on a certain plan entitled "Final Plan Johnson Creek Drive, Durham, N.H." dated January 1985, recorded in the Strafford County Registry of Deeds as Plan 28A-89, more particularly bounded and described as follows:

Beginning at a steel stake in the stone wall at the northwest corner of the conveyed premises and the south side of the State of New Hampshire right of way as recorded in the Strafford County Registry of Deeds at Book 746, Page 437; thence running S 82° 09' 00" E 721.30 feet to a stone bound; thence continuing S 82° 09' 00" E 90 feet, more or less, to the shoreline of Johnson Creek; thence turning and running along the shoreline of Johnson Creek 2,244 feet, more or less, to the southernmost point within described premises; thence turning and running along the high-water line of Oyster River 1,676 feet more or less, to a point; thence running N 88° 00" W 56.62 feet to a steel stake at land of the Town of Durham Sewage Treatment Plant; thence turning and running N 28° 01' E 256.90 feet to a steel stake along the Town of Durham land; thence running N 11° 45' E 145.00 feet to a point; thence running N 03° 00' E 64.00 feet to a point; thence running N 00° 35' W 120.00 feet to a point; thence running N 04° 10' W 193.50 feet to a point along a stone wall; thence running N 08° 30' W 373.50 feet to a steel stake in the stone wall and the point of the beginning.

Together with and subject to the following, to the extent that they are still in effect, if at all:

1. Utility Easement to New England Telephone and Telegraph Company and Public Service Company of New Hampshire dated October 8, 1987, recorded with Strafford County Registry of Deeds at Book 1349, Page 118.

2. Boundary lines, matters and notes as shown on Plan 28A-89 as affected by Agreement recorded at Book 1523, Page 443.

3. Taking by the State of New Hampshire Department of Transportation, Right of Way Plans 59-87, 88, 89 and 90.

4. Interests that may lie within the bounds of Piscataqua Bridge Road (US Rt. 4), Johnson Creek Drive, a/k/a W. Arthur Grant Circle, Johnson Creek, Oyster River and abutting Sewerage Treatment Plant.

5. Riparian rights of others, if any.

Meaning and intending to convey the same premises conveyed to the Town of Durham by deed of Charles I. White, et al. dated February 4, 1994 and recorded in the Strafford County Registry of Deeds at Book 1744, Page 168.

This is not homestead property.

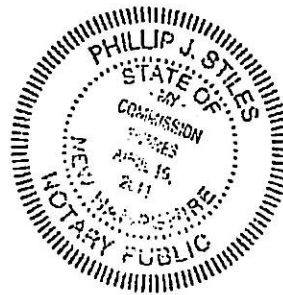
Dated this 29 day of November 2010.

Town of Durham  
By: [Signature]  
Todd I. Selig, its duly authorized  
Town Administrator

State of New Hampshire  
County of Strafford

On this, the 29 day of November 2010, before me, the undersigned officer, personally appeared Todd I. Selig who acknowledged himself to be the duly authorized Town Administrator of the Town of Durham, and that he executed the foregoing instrument for the purposes contained therein on behalf of the Town of Durham.

[Signature]  
Notary Public/Justice of the Peace



Applications may be denied by the Board without public hearing on the grounds of failure by the applicant to supply information or to pay fees as required by these regulations.

## Section 1.5 Notices

- 1.5.1 Notice of a Design Review, submission of a formal application, or a public hearing shall be given by the Planning Department to the abutters; holders of conservation, preservation, or agricultural preservation restrictions; every engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plan submitted to the Board; and the applicant. The notice shall be provided by certified mail, and mailed at least ten (10) days prior to the meeting.
- 1.5.2 The public shall be given notice at the same time, by posting in two public places and in a paper of general circulation in the Town.
- 1.5.3 The notice shall give the date, time, and place of the Planning Board meeting at which the application will be submitted to the Board, shall include a general description of the proposal which is to be considered, and shall identify the applicant and the location of the proposal.
- 1.5.4 If the notice for the public hearing was included in the notice of submission or any prior notice, additional notice of a continued public hearing is not required. Additional notice is not required of an adjourned session of a public hearing provided that the date, time and place of the adjourned session was made known at the prior public hearing.

## **Article 2. Application Submission Requirements**

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### Section 2.1

A Formal Application shall be filed with the Planning Board or its designated agent at least twenty-one (21) calendar days prior to a regularly scheduled meeting of the Board.

### Section 2.2 Formal Application Content

A Formal Application shall consist of the following items:

- ✓ A. A completed application on a form as provided by the Planning Department;
- ✓ B. A letter of intent detailing the proposal;
- ✓ C. A list of the names and addresses of all the abutters, as shown in Town records collected not more than five (5) days before the day of filing, and a list of all holders of conservation, preservation, or agricultural preservation restrictions on the subject property;

- D. Additional documents, as requested by the Planning Department; and
- ✓ E. Three (3) copies, measuring 24"x 36" and fifteen (15) copies measuring 11" x 17" of the plan. However, the Planning Board may require additional copies measuring 24" x 36", as deemed necessary. The plan shall be prepared by a land surveyor, using a scale of 1 inch equals 100 feet or larger (e.g. 1 inch equals 50 feet) and shall include the following items, which may be more specifically delineated in the checklist prepared by the Planning Department:
- ✓ 1. A Title Block, including:
    - ✓ a) Title of plan;
    - ✓ b) Owner's name and address, and name of agent, if any
    - ✓ c) The date the plan was prepared and date of subsequent revisions;
    - ✓ d) Scale of the plan; and
    - ✓ e) Name, address and seal of the preparer of the plan.
  - ✓ 2. North arrow and bar scale.
  - ✓ 3. A location plan at a minimum scale of one (1) inch equals one thousand (1,000) feet, showing:
    - ✓ a) Property lines of the parcel being developed in relation to the surrounding area within a radius of two thousand (2,000) feet.
    - ✓ b) Names and locations of existing town streets including the nearest intersection of said streets;
    - ✓ c) Names and locations of streets within the proposed development;
    - ✓ d) Names and location of watercourses and water bodies on and adjacent to the site;
    - ✓ e) Area of entire parcel in acres and square feet.
  4. The plan of the site itself shall show:
    - ✓ a) Surveyed property lines of the parcel showing their bearings;
    - b) Names of all abutting property owners;
    - ✓ c) Location and layout of existing and proposed structures and buildings;
    - ✓ d) Existing and proposed contours at two (2) foot intervals for the entire site. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid;
    - ✓ e) Area of entire parcel in acres and square feet;
    - ✓ f) Zoning and special district boundaries;
    - ✓ g) Deed reference and tax map number;
    - ✓ h) Location width, curbing and paving of access ways, egress ways and streets within the site;
    - ✓ i) Location and layout of all on-site parking and loading facilities;
    - ✓ j) Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems;

- N/A k) Type and location of solid waste disposal facilities;
- ✓ l) Location, elevation and layout of catch basin and other surface drainage features;
- ✓ m) Location of all physical/natural features including: water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stone walls;
- N/A n) Dimensions and area of all property to be dedicated for public use of common ownership;
- ✓ o) Location of 100 year flood hazard boundaries and minimum flood elevations;
- N/A p) Date and permit numbers of all required state and federal permits.
- ✓ q) Location of all buildings, wells and leach fields within one hundred and fifty (150) feet of the parcel;
- N/A r) Dimensions, area and minimum setback requirements on all existing and proposed lots;
- ✓ s) Proposed landscaping plan including size and type of plant material;
- ✓ t) Pedestrian walks providing circulation through the site;
- ✓ u) Location and size of proposed and existing signs, walls and fences;
- ✓ v) Location and type of lighting for outdoor activities; and
- w) Location, widths and purposes of any easements or rights-of-way.
- x) Total on-site square footage of impervious surfaces.

F. At its option, the Planning Board may accept an application as complete which does not include a limited number of the items herein, where the Board determines that there is sufficient information to commence a detailed substantive review, and where it states that the outstanding items must be received in a timely fashion in order to review those items thoroughly prior to taking final action.

✓ G. Copies of the current deed, purchase and sale agreement (if applicable), and copies of all easements, deed restrictions, rights-of-ways, or other encumbrances currently affecting the property.

✓ H. A completed Energy Considerations Checklist. The applicant is not required to comply with the items on the checklist but is encouraged to meet as many considerations as possible. Note that some items on the checklist, such as the standards under Chapter 38 of the Town of Durham Code of Ordinances, are required.

N/A I. For new buildings and additions to existing buildings, *in areas that are not subject to the Architectural Design Standards*, herein, the items listed under Elevation Drawings, below, related to the proposed architectural design of the exterior of buildings. The final architectural design is considered part of the site plan approval, and must be implemented in detail specifically as approved. In areas that are subject to the Architectural Design Standards, the Standards delineate the submission and other requirements.

W/A

J. Elevation Drawings. The elevation drawings shall be prepared by an architect, landscape architect, engineer, or architectural designer (Use of an architect for larger projects is strongly encouraged), but the Planning Board may waive this requirement for smaller or less prominent structures, or as it deems appropriate.

1. Three (3) 24" x 36" copies and fifteen (15) 11" x 17" copies of elevation drawings of each pertinent façade, drawn to scale. One 11" x 17" copy of the elevation drawings in color.
2. A color board may be required at the option of the Planning Board showing actual color samples.
3. A material sample if required by the Planning Board, such as the type of brick that is proposed.
4. Information on any proposed building illumination.
5. Any other items related to the architectural design as deemed necessary by the Planning Board.

## Section 2.3 Additional Application Submission Requirements, All Personal Wireless Service Facilities

### 2.3.1 General Filing Requirements

1. Written statement signed by the landowner and carrier that the lease between the carrier and the landowner of the subject property contains a provision that the landowner or carrier can enter into leases with other carriers for co-location.
2. A written and signed statement from the landowner and applicant that he/she agrees that the Town may enter the subject property to obtain RFR measurements, to ensure conformance with the FCC Guidelines, and to obtain noise measurements, all at the expense of the applicant, but not necessarily accompanied by, the applicant and/or landowner.

### 2.3.2 Location Plan Filing Requirements

1. A town-wide map showing the other existing personal wireless service facilities in the Town and outside the Town within one (1) mile of its corporate limits.
2. A town-wide map that shows all existing and reasonably foreseen or contemplated personal wireless service facilities operated by the carrier in the Town.
3. Proof by the carrier of adequate comprehensive general public liability insurance for the proposed personal wireless service facility that provides coverage for damage or injury to persons or property caused by the carrier or its facility.

2.3.3 Site plans for all personal wireless service facilities shall indicate:



**- PURPOSE -**

This checklist was developed by the Durham Energy Committee together with the Durham Planning Board. It is intended to encourage developers, applicants for Site Plan Review, applicants for building permits, and members of the Durham Planning Board to consider and discuss optional energy efficiency measures appropriate to a specific application rather than to mandate general requirements. Discussion at early stages may result in opportunities for energy and cost savings.

**Project name** DURHAM BUSINESS PARK Conceptual Layout  
**Date of Submittal** 12-24-14  
**Applicant name** GRANT DEVELOPMENT, LLC  
**Engineer name** MJS ENGINEERING  
**Architect name** UNKNOWN

**New Construction**       **Re-Development, Addition or Renovation**

**PART I. BUILDING CONSTRUCTION, SYSTEMS AND MATERIALS**

**National Accredited Rating for Building Energy System**

**Check one box:**    1 Does your building meet standards for:

• Passive House Institute\* <<http://www.passivehouse.us/passiveHouse/PHIUSHome.html>>

• International Living Building Institute/Living Building Challenge\* <<http://living-future.org/lbc>>

• LEED\* (Platinum, Gold, Silver) <<http://www.usgbc.org/>>

• Energy Star\* <<http://www.energystar.gov/>>

• Other \_\_\_\_\_  
 [please indicate Internet address or other reference]

\* These organizations have established energy-efficiency criteria. Qualifying applicants are encouraged to complete and attach the checklist from that certification (to be used for informational purposes only) and may then skip to Part IV, "Consultation with Director of Zoning, Building Codes & Health."

None of the above

Yes	No	N/A	Energy performance and insulation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 Attic or ceiling insulation exceeds Town code (R value proposed = _____) (see Chapter 38)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 Walls insulation exceeds Town building code (R value proposed = _____) (see Chapter 38)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4 Air sealing: passive air infiltration rate proposed*: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5 Slabs: R value proposed _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6 Basement foundation: R value proposed _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7 Hot water pipes: R value proposed _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8 Heating ducts: R value proposed _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9 Plans to commission the building to confirm performance

Unknown at this time

\* "Tight" envelopes require ventilation, typically with the use of energy or heat recovery ventilation systems.



in known  
at this  
Time

Yes	No	N/A	Construction methods and materials
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10 Net zero construction, i.e., building(s) uses less than or same amount of energy it generates
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11 Energy efficient doors and windows (including screens)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12 Recycled content materials

Yes	No	N/A	Internal systems
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13 Low-flow plumbing fixtures
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14 Lighting: high efficiency
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15 Energy usage monitoring system(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16 Energy-efficient appliances (refrigerators, stoves, air conditioners, ceiling fans, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17 Energy-efficient HVAC system (proposed efficiency level ____)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18 Renewable HVAC system (e.g., biomass boiler or furnace) or geothermal
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19 Renewable hot water system (e.g., solar thermal)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20 Photovoltaic renewable electricity generation system (i.e., solar panels)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21 Window technology or design that adjusts shading (active or passive, e.g., film, sensors)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22 Ability to charge electric vehicles
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23 Grey-water system (e.g., to capture water from sinks or showers to use for toilets or flower gardens)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24 Mechanical ventilation: Energy Recovery Ventilator efficiency proposed = ____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25 Water usage monitoring system(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26 Cooling load reduction features, e.g., ceiling fans, solar-ray-blocking blinds

**PART II. SITE AND SITING CONSIDERATIONS (if not applicable, check here)**

Yes	No	N/A	Solar lighting, heating and cooling (passive and active)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27 Passive solar lighting design (optimizes natural illumination for interiors)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28 Solar access: availability of, or access to, unobstructed, direct sunlight, usually south-facing Preservation of abutting solar rights, e.g., solar skyspace easements applicable to all plots within a subdivision or to your neighbors
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29 Orientation of internal streets allows solar access
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 Deciduous trees that provide shade in summer and do not block solar gain in winter
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31 Window placement maximizes winter solar penetration and minimizes solar penetration in summer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32 Vegetated rooftop(s), also known as a "green roof"

Yes	No	N/A	Parking
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	34 Incentives for tenants without cars ("no free parking")
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	35 Compact car space designation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	36 Advanced technology and/or alternative fuel car space designation (e.g., hybrids; "E85")

Yes	No	N/A	Transportation, accessibility, connectivity
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37 Pedestrian sidewalk network within the project area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38 Bicycle lane or path network within project area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39 Storage for bicycles outdoors (covered/uncovered) (secured/unsecured) <please circle
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40 Storage for bicycles indoors (secured/unsecured) <please circle

**PART III. OPERATIONS AND MAINTENANCE (if not applicable, check here \_\_\_\_\_ )**

**Yes No N/A Landscaping**

*Lower Town water use results in lower electricity demand at water and wastewater treatment plants.*

- |                                     |                                     |                          |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 41 Rainwater storage, e.g., cisterns  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 42 Existing vegetation or native species plantings  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 43 Xeriscaping (low-water-demand plants)  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 44 Low-nitrogen-demand turf grass   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 45 Rain garden ("bioretention system") to manage stormwater runoff from roofs, driveways, parking areas |

**Covenant terms (e.g., for homeowner associations) allow:**

- |                          |                                     |                          |  |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 46 Outdoor clotheslines  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 47 Installation of outdoor energy-efficiency devices, such as solar panels |

**PART IV. CONSULTATION WITH DIRECTOR OF ZONING, BUILDING CODES & HEALTH**

*Preliminary and follow-up consultations help solve problems and reduce costs*

**Yes No N/A Met with Town's Director of Zoning, Building Codes & Health**

- |                          |                          |                          |          |
|--------------------------|--------------------------|--------------------------|----------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 48 Date: |
|--------------------------|--------------------------|--------------------------|----------|

*Notes from consultation:*

*Too early in the process*

*Signature of Town's Director of Zoning, Building Codes & Health:*