



TOWN OF DURHAM
Planning Department
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

RECEIVED
Town of Durham
OCT 23 2019
Planning, Assessing
and Zoning

Site Plan – Preliminary Application

424 pd.
10/23
Check # 1837

Property Information

Property address/location: 19-21 Main Street, 19A/B Main Street, & Red Tower

Tax map #: 5; Lot #'(s): 1-10,1-9,1-15,1-16; Size of site: 3.2 acres;

Zoning District: Church Hill & Residence A

Proposed Project

This review is for: Conceptual Consultation: _____; Design Review: X

Describe proposal in general: Reconstruct the current entrance for improved traffic flow, and expand the parking on the property.

Property Owner

Name (include name of individual): Toomerfs, LLC (Peter Murphy)

Mailing address: 37 Main Street, Unit O, Durham, NH 03824

Telephone #: 617-312-4112 Email: petermurphy6@comcast.net

Applicant/Developer/Agent (if different from property owner)

Name (include name of individual): MJS Engineering, P.C. (Michael Sievert)

Mailing address: P.O. Box 359, Newmarket, NH 03857

Telephone #: 603-659-4979 Email: mjs@mjs-engineering.com

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), or the agent. If not by the property owner, then a separate statement from the owner is required.

I hereby submit this Preliminary Site Plan application to the Town of Durham Planning Board and attest to the best of my knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate.

Signature: _____

Date: 10/20/2019

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><u>PROPERTY OWNER:</u> 21 & 19 Main Street MAP 5/Lots 1-9 & 1-10 MAP 5/Lot 1-15 19A/B Main Street MAP 5/Lot 1-16 Red Tower MAP 4/Lot 55-0 18 Main Street</p> <p>TOOMERFS, LLC 37 MAIN STREET, UNIT O DURHAM, NH 0324</p>	<p><u>AGENT:</u></p> <p>MJS ENGINEERING, PC P. O. BOX 359 NEWMARKET, NH 03857</p>
<p>MAP 5/LOT 1-6 23-35 Main Street</p> <p>ORION UNH EDGE, LLC 10 LIBERTY SQUARE, SUITE 2A BOSTON, MA 02109</p>	<p><u>LAND SURVEYOR:</u></p> <p>NORWAY PLAINS ASSOCIATES, INC. P.O. BOX 249 ROCHESTER, NH 03866-0249</p>
<p>MAP 5/LOT 1-1 5 Mill Road</p> <p>COLONIAL DURHAM ASSOCIATES ADMINISTRATIVE OFFICES 7 MILL ROAD, UNIT L DURHAM, NH 03824</p>	<p>MAP 6/LOT 7-59 8 Chesley Drive</p> <p>ANDERSEN WILLIAMS GROUP, LLC 8 CHESLEY DRIVE DURHAM, NH 03824</p>
<p>MAP 5/LOT 1-12 3 Smith Park Lane</p> <p>HALL REV TRUST, WILLIAM F. 3 SMITH PARK LANE DURHAM, NH 03824</p>	<p>MAP 5/LOT 1-13 5 Smith Park Lane</p> <p>MICHAEL F. URSO SANDDRA A. CEPONIS 421 HILLCREST LANE LOMBARD, IL 60148</p>
<p>MAP 5/LOT 2-8 17 Main Street</p> <p>DURHAM COMMUNITY CHURCH P.O. BOX 310 DURHAM, NH 03824</p>	
<p>MAP 4/LOT 54-2 1 Park Court</p> <p>ST. GEORGE'S EPISCOPAL CHURCH 1 PARK COURT DURHAM, NH 03824</p>	



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

Letter of Intent – Design Review for
Toomerfs, LLC

Located at 19 & 21 Main St. Tax Map 5 / Lots 1-9,10,15,16

October 25, 2019

RECEIVED
Town of Durham
OCT 25 2019

Planning, Assessing
and Zoning

1.0 Project Purpose

The intent of this project is to begin the discussion of the possibility of constructing a new parking lot on the subject property. The project would include the redesign and reconstruction of the entrance, existing parking and add additional parking on lot 1-15 & 1-16. The parking lot will provide parking options for existing and future developments proposal in the downtown districts on adjacent and nearby parcels. Several options for design are being presented for discussion. The lot will be paved, landscaped and include stormwater treatment facilities.

2.0 Existing Conditions

The subject parcels are located in the Church Hill District. The two parcels that front on Main Street, lots 1-15 & 16 are located with the Historic Overlay District. The parcels are bordered on the north by Main Street with approximately 226' of frontage, on the south by residential property, on the west by the Durham Market Place property, and on the east by residential properties and the Durham Community Church. The structures at 19 & 21 Main St. are currently multi-unit apartments for student rental with 43 paved parking spaces on the lot. The properties are served by municipal water and sewer and overhead utilities from Main Street. There are no changes proposed to either structure as part of this proposal.

3.0 Preliminary Redevelopment Options

The proposal is to construct a new parking lot on the rear portion of lots 1-15 & 1-16 and reconstruct the entrance and existing parking configuration that currently exists. The key element to the project is the access to Main Street. This proposal includes a complete reconstruction and reconfiguration of the current driveway access ways. The existing condition is two narrow driveways, with two way traffic and approximately 14 parking spaces along the westerly side of the entrance to lot 1-10. The new entrance will be a boulevard type entrance providing separate ingress and egress to and from the parcel. All the parking spaces along the existing entrance will be removed and relocated to the rear of the building and this will allow for a grand entrance with landscaping, lighting and pedestrian access to the lots from Main Street. This configuration will significantly improve and eliminate vehicle conflicts during entrance and exit on the narrow single lane ways that currently exists.

The options for parking lot development also lends the opportunity for combined use of the parking lot with the adjacent proposed development on the Colonial Durham Associates lot, however the two projects are independent. Currently the two property owners and developers are in discussions for possible long term parking agreements. The entire parking lot will be screened by both of the existing buildings on each lot, the topography of the parcel and additional vegetation to be planted for screening.

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

Sincerely;

A handwritten signature in cursive script that reads "Michael J. Sievert". The signature is written in black ink and is positioned above the printed name.

Michael J. Sievert PE
MJS Engineering



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

October 23, 2019

Durham Planning Board
8 Newmarket Road
Durham, NH 03824

Dear Chairperson:

I hereby authorize Michael J. Sievert, P.E of MJS Engineering, P.C. to represent me at the Durham Planning Board and technical review committee meetings for design and site plan review. The subject parcels are shown on Tax Map 5 as Lots 1-10, 1-9, 1-15, 1-16 located at 19-21 Main Street, 19A/B Main Street, and Red Tower, respectively.

Sincerely:

A handwritten signature in black ink, appearing to read 'Peter Murphy', is written over a horizontal line. The signature is fluid and cursive.

Peter Murphy
Owner