



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

RECEIVED  
Town of Durham  
MAR - 4 2020  
Planning, Assessing  
and Zoning

## Site Plan – Preliminary Application

# 352 p. 3/4  
Check#  
1073

### Property Information

Property address/location: 74 Main St.

Tax map #: 2; Lot #(s): 14-1; Size of site: \_\_\_\_\_ acres;

Zoning District: CB

### Proposed Project

This review is for: Conceptual Consultation: \_\_\_\_\_; Design Review: ☒

Describe proposal in general: Construction of 31,600 sq. ft. mixed  
use building inspired by B. Demie Charette  
and Durham Master Plan.

### Property Owner

Name (include name of individual): Clark Properties, LLC / Douglas Clark

Mailing address: 19 Dawling Dr. Middleton, NH 03887

Telephone #: 603-312-7643 Email: clarkdouglas66@gmail.com

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

Name (include name of individual): \_\_\_\_\_

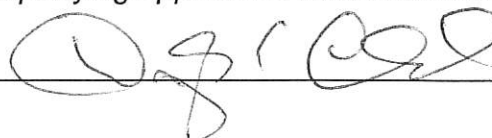
Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Email: \_\_\_\_\_

### 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: 3/4/20

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

RE: Letter of Intent for re-development of 74 Main Street

I am writing to share my intentions for the re-development of 74 Main Street. To start with, I am planning a renaissance of the Durham restaurant scene. I am a 50-year resident of Durham who has a comprehensive understanding of the town's make up and needs. The premise of this proposal is rooted on the overwhelming evidence that the residents of Durham could be the most underserved demographic in the State of New Hampshire, and combined with UNH's 2,000+ faculty and staff, hundreds of business partners of the IOL, countless events held by the university, numerous visits from student's parents, and the planned Main Street hotel and West Edge Research Park, there is an established adult market in dire need of upscale dining options.

Clark's American Bistro will be the anchor tenant of this re-development, providing an upscale dining option, wine bar, grab and go chop shop to begin filling the void left with the closing of the New England Center. In addition, the Foundation for Civic Leadership will open Democracy House on the second floor, providing meeting spaces and community rooms for the public.

The property will also be the first to take on the more ambitious agenda of re-colonizing Durham Village with up-scale adult housing. We feel our design will both fit in and stand out, with the intention of creating an iconic building that will house high-end condominiums for young professionals, older singles, empty nesters and active retirees. As someone who fits into one of these groups, my wife and I were distressed at how there are literally no options for empty nesters like us, who wanted to downsize out of the neighborhoods of Durham but were not ready for one of our many retirement communities. This property was once a part of Durham Village, and we hope we can create a model that will prompt other property owners to join the movement to create a village of adults west of Jenkins court and add much needed diversity and commerce to our Central Business District.

Although I currently live in Middleton, I am not a carpet bagger. I attended Oyster River Schools and UNH, established two restaurants, our first health club and three multi-unit apartment buildings in town. I have served on the Town Council, Town Gown, ZBA, Economic Development Committee, Energy Committee and one of the Master Plan Committees.

I am hopeful the residents of Durham are ready to re-claim downtown, and believe this project could be the start of something transformational.

Doug Clark