



ENGINEERING, P.C.
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March 25, 2020

Mr. Paul Rasmussen, Chair
Durham Planning Board
8 Newmarket Road
Durham, NH 03824

Re: Application for Amendment to Approved Project, for FHP/Harmony Homes by the Bay Briggs Road Map 11, Lot 27-0

Dear Chair Rasmussen and Board Members:

INTRODUCTION

Mr. John Randolph of FHP/Harmony Homes has been granted a variance to permit the construction of a mixed-use building with residential, office space and childcare uses. The changes to the site plan by this amendment include expansion of building size, and the parking. The total change in impervious area is a small increase of 4182 sf. The access and utility connections will remain the same. This building will replace the previously approved duplex on the point.

EXISTING CONDITIONS

The property is located on Route 4 and is approximately 27 acres. The site is adjacent to the Durham Sewage Treatment Plant, and the remainder is surrounded by the Oyster River. The property is currently developed as an elder care facility. The site plan was approved in November 2015 and included two single story elder care buildings and a residential duplex. To date, only one of the three approved buildings has been constructed along with all of the infrastructure for the full buildout of the site.

PROPOSED AMENDMENT

This application is for an amendment to a previously approved site plan and conditional use permit. The amendment is to replace the approved duplex with a three story mixed use building. The uses in the new building include up to 7 one bedroom residential units, office space and childcare. The building is being proposed in the same location as the approved duplex and will have the same access and utilities. As stated earlier the small change in impervious area results in an increase to the impervious surface ratio for the entire lot of 0.4%, making the percent impervious surface ratio 12.5%. The grading and surface water runoff will be collected and treated in the same manor as the original design, and there is no greater impact to receiving waters due to the small impervious surface increase and the stormwater system that was originally design to handle the development.

The reason for this request is to provide affordable housing options and affordable childcare options for employees of Harmony Homes elder care facility. There are currently very limited affordable options in reasonable proximity to the property, and this opportunity will provide those options on site. This will improve safety by reducing traffic to and from the property, improve working conditions by attracting employees, allow for possible expansion to meet the full build out of the approved site plan and it will be a benefit to the public.

If you require additional information or have any questions or comments, please call (603) 659-4979 x302.

Sincerely,

A handwritten signature in black ink, reading "Michael J. Sievert". The signature is written in a cursive, flowing style with a large initial 'M' and a long, sweeping tail.

Michael J. Sievert PE
President