

— **SITE PLAN REGULATIONS: MISSING INFORMATION?** —

February 18, 2022

Planning Board
8 Newmarket Road
Durham, NH 03824

RE: 19-21 Main Street – Parking Lot. Formal application for site plan and conditional use for parking lot on four lots and reconfiguration of the entrance. Toomerfs, LLC c/o Pete Murphy and Tim Murphy, property owners. Mike Sievert, engineer. Robbi Woodburn, Landscape Architect. Map 5, Lots 1-9, 1-10, 1-15, and 1-16. Church Hill District.

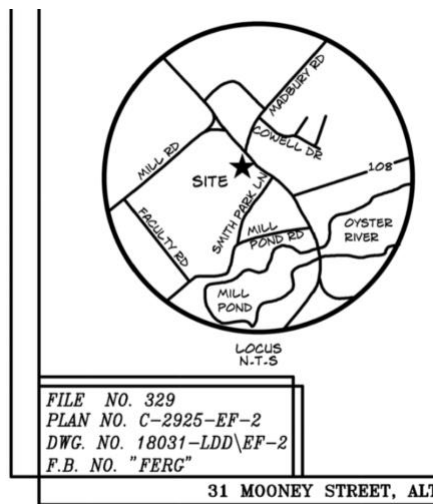
Dear Members of the Board,

Prompted by the extensive and thoughtful comments provided to the Board by Joshua Meyrowitz in his [letter dated February 18, 2022](#) (and echoed by other Citizen Comments), I have just reviewed our [Site Plan Regulations](#).

I refer you to Part II, Article 2. *Application Submission Requirements*. Has the applicant provided the items highlighted below?

See Section 2.2 Formal Application Content, **A Formal Application shall consist of the following items:** [excerpts]

- 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. ...The plan shall...include the following items, which may be more specifically delineated in the checklist prepared by the Planning Department:
 - 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;



- **Why is Chesley Drive—an abutting town street—not on this Locus Map?** [see Existing Features plan and Sheet C101 of the February 3, 2022 site plan]
- **Is Chesley Drive shown on other sheets of the site plan** sufficient to allow the Board to evaluate the impacts of the proposal? (Is there a “location plan,” as above?)
- Remember: The project is primarily occurring far away from the street address of 19–21 Main Street.

4. The plan of the site itself **shall show**:
 - o) identification of vegetated areas and individual trees to be retained and protected including delineation of “save islands,” critical root zones (or “root save areas”), the driplines of individual specimen trees, and/or entire stands of trees, and tree buffers;
5. The following features required on the plan itself, as above, **shall be delineated in color** on one digital copy and fifteen (15) 11x17 printed copies:
 - a) Surveyed property lines of the parcel showing their bearings;
 - b) Zoning and special district boundaries;
 - c) Access ways, egress ways parking lots and streets within the site;
 - d) Waterbodies, watercourses, wetlands, railroads, rock outcroppings and stone walls;
 - e) Property to be dedicated for public use of common ownership;
 - f) Pedestrian walks providing circulation through the site;
 - g) Location and widths of any easements or rights-of-way;
 - h) Features unique to the site that should be brought to the attention of the Board; and
 - i) Proposed buildings
- G. Copies of the current deed and all easements, deed restrictions, rights-of-way, or other encumbrances currently affecting the property.

Regards,

Robin