



August 1, 2023  
Job No. 5832-EB1

Mr. Michael Behrendt, Town Planner  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824

RE: Site Improvements Plan – Existing Industrial Development  
121 Technology Drive  
Tax Map 204, Lots 1&2

Dear Mr. Behrendt:

I'm writing on behalf of our client, R.J. Kelly Co., Inc. Pursuant to comments made at the Planning Board hearing held on July 26<sup>th</sup> and attended by Shawn Smith of R.J. Kelly; and a video meeting held that morning with Shawn Smith, Rich Reine, April Talon, and myself; we've made the following revisions to the attached Topographic Worksheet and Site Plan and accompanying materials:

1. The Topographic Worksheet has been revised to add Wetland Notes and the project's Wetland Scientist's stamp & signature, USDA-NRCS soils information, and existing drainage system flow arrows.
2. The Site Plan has been revised as follows:
  - a. The Master Site Plan (Sheet 1 of 6) shows 25 existing parking spaces to be removed and the area loamed and seeded to offset proposed new pavement areas. The proposed parking total in Note 7 has been revised to reflect this change. Specific pre- and post-development open space calculations have been shown in Note 9. Snow storage areas throughout the site have been added to this sheet.
  - b. Existing underground electric and telephone information has been added to The Existing Conditions Plan (Sheet 2 of 6).
  - c. The south entrance plaza has been revised to be all permeable pavers to offset proposed new pavement areas on the Site Plan (Sheet 3 of 6). In addition, 6 EV parking spaces have been added to the parking row near the south entrance plaza; as-well-as a proposed covered bike rack near the southwest building corner (the existing bike rack near the northeast corner of the easternmost portion of the building was previously shown on the plan).
  - d. A Stormwater Management & Erosion Control Plan (Sheet 4 of 6) has been added to the Site Plan package to better highlight proposed stormwater management system water quality enhancements, as well as showing erosion control measures to be installed during the proposed construction.
  - e. The Detail Sheet (Sheet 6 of 6) has been revised to show the deep-sump drain manhole revision to the DMH Detail, as well as the Drainage Profiles.
3. The Stormwater Management Checklist (attached) has been revised to reflect the above-listed design changes.

4. A stormwater management system Inspection & Maintenance Manual (attached) has been prepared. Once approved by DPW, the owner will sign and submit for record.
5. With regard to Article 15. Stormwater Management Standards we are requesting a waiver from Section 15.4 which requires a standard pre- vs. post-development drainage analysis for the entire site. We're proposing an empirical assessment of stormwater runoff impacts from the proposed site improvements. The existing drainage system generally drains in a southerly direction via closed drainage segments, swales, and culverts; which all discharge to the existing fire pond/detention basin on the westerly side of the Technology Drive/ring road intersection. This basin in-turn discharges to the adjacent wetland system to the south which, after travelling over 1,000 feet, eventually drains to the Oyster River. This basin would be the point of analysis in any stormwater analysis of this site.

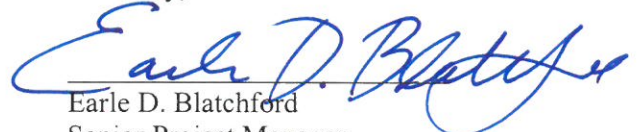
We are proposing a net reduction of impervious area of 7,000+/- SF with the proposed site improvements shown. This work is all within areas that drain to existing drainage systems that discharge to the fire pond/detention basin. Whereas we are not changing any existing drainage patterns, this will result in a reduction in the peak rate and volume of runoff for all design storms.

Similarly, we are proposing Low Impact Development (LID) enhancements to the existing stormwater system, as detailed on the Stormwater Management & Erosion Control plan and Detail Sheets, that will improve pretreatment of stormwater in proposed work areas, which will result in an improvement to stormwater quality leaving the site, as compared to the historic condition. These enhancements include:

- a. Proposed permeable pavers which will promote stormwater filtration and infiltration.
- b. Proposed deep-sump drain manholes fitted with oil & debris stops adjacent to proposed loading dock areas meets NHDES standards for pretreatment of stormwater runoff (pavement areas less than 0.25 acres).
- c. Retrofit several existing catch basins in/adjacent to the proposed construction areas to capture oils and floating debris and prevent them from migrating downstream in the drainage system.
- d. Two small existing stormwater basins on the southerly side of the building are proposed to be enhanced with bioretention planting mix. This will provide improved stormwater filtration and absorption by the biological uptake through the root systems of these proposed plantings.
- e. Replacing existing areas of lawn with native flowering seed mix to reduce water needs, increase flow times/water retention, and reduce erodibility of soils.

If you have any questions regarding any of the above information, please don't hesitate to call me at (603) 883-2057 ext. 132.

Sincerely,



Earle D. Blatchford  
Senior Project Manager  
Hayner/Swanson, Inc.

cc: Rich Reine, Director, Dept. of Public Works  
April Talon, Town Engineer  
Shawn Smith, R.J. Kelly Co., Inc.