



17 August 2023

Ref: 85508.23

Town of Durham Planning Board
8 Newmarket Road
Durham NH 03824

Re: Conditional Use Permit Application
Gas Service Installation
121 Technology Drive

Dear Planning Board:

On behalf of Unitil, please find the attached Conditional Use Permit application for a proposed natural gas service installation to the existing building at 121 Technology Drive in Durham NH. This application is related to the maintenance improvements to the site described in a separate submittal (121 Technology Drive Site Maintenance Improvements – Site Plan Application) by the site owner 121 Tech Owner, LLC. This letter provides supporting information for the application.

Project Description

The project consists of the installation of a 2,800-foot long four-inch diameter high-density polyethylene (HDPE) natural gas main extension primarily in existing pavement which then reduces to a 50-foot long two-inch diameter HDPE gas service to the existing building at 121 Technology Drive within a trench two feet wide and four feet deep. Trenching will result in temporary impacts to the ground surface that will be restored as close as practicable to existing conditions (paved roadway, driveway, and landscaped areas). Approximately 400 linear feet of gas pipe will be installed in the Town of Durham Wetland Conservation Overlay District (WCOD) which extends horizontally outward 75 feet from jurisdictional wetlands. The work within WCOD will be limited to the minimum area possible where Technology Drive enters the site. The work will not directly impact wetlands. The attached site plan shows the proposed location of the gas line (orange), the WCOD consisting of the 75-foot offset from the wetland line (blue), and the edge of delineated wetlands (green).

Justification for Granting the Conditional Use

The project meets the following four criteria established in the zoning ordinance for granting the conditional use, in addition to the eight general criteria for conditional uses, and any performance standards for the particular use.

Durham Zoning Ordinance Four Criteria for Conditional Uses in the WCOD (175-61)

1. There is no alternative design and location on the parcel for the proposed project that would: a) have less adverse impact on the WCOD and overall ecological values; b) be workable; and c) be reasonable to expect the applicant to utilize.



The proposed project will be located within the existing paved roadway and developed landscaped areas of the site. The WCOD (75-foot buffer) crosses the width of Technology Drive, so it is not possible to avoid intersecting this buffer. On the parcel the proposed gas main has been located outside of the WCOD to the maximum extent practicable.

2. The design, construction, maintenance, and operation of the proposed structures and activities within the wetland and buffer will minimize soil disturbance and adverse impacts to water quality to the extent workable.

The design of the project has sought to minimize impact within the WCOD. Construction will be limited to temporary disturbance by excavating a two-foot wide trench up to four feet deep, placing the pipe in a prepared bed in the trench, backfilling, and restoring the ground surface to existing conditions. Erosion and sediment controls, consisting of compost filter socks or straw wattles for perimeter controls, silt sacks for existing catch basins, and daily sweeping, will be used during construction to reduce and contain sediment and soil removed from the trench until the area has been stabilized by repaving and revegetating landscaped areas.

3. Mitigation and restoration activities of the area being disturbed will allow for the site to perform the functions of the wetland and buffer to the extent workable. Planting of native or naturalized vegetation shall be included as appropriate (See Section 175-60 A. 1. for reference).

The area being disturbed will be restored to existing conditions which will allow for the site to perform the functions of the wetland buffer to the same degree as at present.

4. The proposed project will not have substantial adverse impacts to known rare species, rare habitats, water quality, aquatic connectivity, or wildlife corridors. Applicants are not required to provide supporting documentation for this criterion unless the Planning Board has good reason to believe this criterion applies.

The project will not have substantial adverse impacts to known rare species, rare habitats, water quality, aquatic connectivity, or wildlife corridors because the work will be temporary and disturbed ground surface will be restored to its current condition.

Durham Zoning Ordinance Eight Approval Criteria (175-23)

1. Site suitability: The site is suitable for the proposed use. This includes: a. Adequate vehicular and pedestrian access for the intended use; b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services; c. The absence of environmental constraints (floodplain, steep slope, etc.) or development of a plan to substantially mitigate the impacts of those constraints; d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

The proposed use will provide natural gas service to the existing building. It will not affect vehicular use, pedestrian access, emergency services, pedestrian facilities, schools, or other municipal services. There are no significant environmental constraints. The proposed use will provide a new utility service to the site.

2. External impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone. This shall include, but not be limited to, traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. In



addition, the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, shall not have an adverse effect on the surrounding environment nor discourage the appropriate and orderly development and use of land and buildings in the neighborhood.

The proposed use will not pose any external impacts to abutting properties and the neighborhood. After construction is complete, the proposed gas service will lie underground.

3. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood. This shall include, but not be limited to, the relationship of the building to the street, the amount, location, and screening of off-street parking, the treatment of yards and setbacks, the buffering of adjacent properties, and provisions for vehicular and pedestrian access to and within the site.

The proposed use will not pose any impacts to the established character of the neighborhood. The proposed gas service will lie underground.

4. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood. This shall include, but not be limited to, the scale, height, and massing of the building or structure, the roof line, the architectural treatment of the front or street elevation, the location of the principal entrance, and the material and colors proposed to be used.

The proposed use will not result in any new buildings or structures or modifications of existing buildings or structures on the site. The proposed gas service will lie underground.

5. Preservation of natural, cultural, historic, and scenic resources: The proposed use of the site, including all related development activities, shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such identified resources on abutting properties. This shall include, but not be limited to, identified wetlands, floodplains, significant wildlife habitat, stonewalls, mature tree lines, cemeteries, graveyards, designated historic buildings or sites, scenic views, and viewsheds.

The proposed use will not affect identified natural, cultural, historic, and scenic resources on the site. The project's impact on the ground surface within the WCOD will be temporary.

6. Impact on property values: The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.

The proposed use will not cause or contribute to a significant decline in property values of adjacent properties. The gas service will lie underground.

7. Availability of Public Services & Facilities: Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation. In addition, it must be determined that these services will not cause excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police protection, fire protection, and schools.

The proposed use will not adversely affect the availability of public services and facilities. The use will add natural gas utility service to the site.



8. Fiscal impacts: The proposed use will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that off-set the negative fiscal aspects of the proposed use. The Planning Board's decision shall be based upon an analysis of the fiscal impact of the project on the town. The Planning Board may commission, at the applicant's expense, an independent analysis of the fiscal impact of the project on the town.

The proposed use will not have a negative fiscal impact on the Town.

Performance Standards

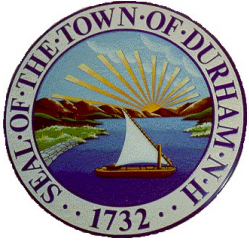
Installation of the gas service in the WCOD (75-foot buffer to wetlands) will be conducted in accordance with the "Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire". Specifically, linear erosion and sediment controls will be used between the trench and the wetlands during construction to prevent movement of excavated soils into wetlands. Unutil will use compost filter socks, straw wattles, or equivalent controls as a perimeter work area containment. These perimeter controls will be removed after the work area has been stabilized. Best Management Practice No. 4 from the above-referenced Manual for Utility Maintenance is attached to illustrate this type of perimeter erosion control.

Sincerely,

VHB

Stephen Herzog, PWS, CERP
Senior Environmental Scientist

cc: Unutil
Attachments



PLANNING DEPARTMENT

Town of Durham
8 Newmarket Road
Durham, NH 03824-2898
Phone (603) 868-8064
www.ci.durham.nh.us

CONDITIONAL USE APPLICATION

Date: August 17, 2023

Property information

Property address/location: Technology Drive Public Way at 121 Technology Drive

Tax map #: 204; lot #'(s): 1 & 2; Zoning District: ORLI

Property owner

Name (include name of individual): 121 Tech Owner, LLC

Mailing address: 55 Cambridge Street, Burlington MA 01803

Telephone #: 781-272-2899 Email: ssmith@rjkelly.com

Engineer, Surveyor, or Other Professional

Name (include name of individual): VHB, Stephen Herzog

Mailing address: 2 Bedford Farms Dr., Suite 200, Bedford NH 03110

Telephone #: 508-513-2714 Email address: sherzog@vhb.com

Proposed project

Activity within the WCOD X; Activity within the SPOD ; Other proposal or activity

What is the proposed project? Installation of 4-inch diameter plastic natural gas service line within Technology Drive layout to existing building.

Which provision in the zoning ordinance calls for this conditional use? Durham Zoning ordinance section 175-61 Conditional Uses in the WCOD allows the construction of utilities including pipelines. The proposed gas service will be located in the 75-foot buffer in the WCOD.

Justification for granting the conditional use: Please see information in the accompanying letter that describes how the proposed project meets the criteria established in the zoning ordinance for granting the conditional use.

Have you completed the conditional use checklist? Yes - see attached

(over)

Other Information

Please note the following:

- Coordinate with Michael Behrendt, the Durham Town Planner, at 868-8064 or mbehrendt@ci.durham.nh.us about the process and other information that may be needed.
- Coordinate with Andrea Novotney, Planning Department Administrative Assistant, at 868-8064 or anovotney@ci.durham.nh.us about fees and preparing the abutters list. All property owners within 300 feet of the site will be notified about the application and public hearing.
- Please be sure to attend all meetings of the Planning Board and the Conservation Commission, if the latter will be making a recommendation.
- The Planning Board may schedule a site walk after the first meeting.
- A public hearing will be held on the application. A sign must be placed on the property by the applicant at least 10 days prior to the hearing.
- The applicant will need to address the eight general conditional use criteria. For conditional uses within the Wetland or Shoreland Overlay Districts four additional specific criteria must be addressed by the applicant.
- For conditional uses within the Wetland or Shoreland Overlay Districts, the application will be presented to the Conservation Commission for a recommendation.
- See Article VII in the Zoning Ordinance for additional information about conditional uses.
- We encourage you to check with the New Hampshire Division of Environmental Services to see if any state permits are needed prior to spending money on any Town applications.

Submission of application

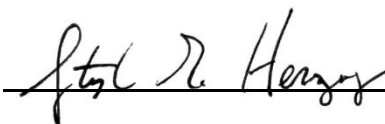
This application must be signed by the property owner(s) *and/or* the agent.

I(we) attest to the best of my(our) knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: see attached Town of Dover Dept of Public Works Road Permit_

Date: 7/24/2023_____

Signature of agent:



Date: 8/17/2023_____

Conditional Use Checklist ***for WCOD and SPOD applications***

**To be filled out by the applicant/agent and returned with the application*

Address or location of property: 121 Technology Drive

Applicant/agent: Christal Ripley, Unutil / Stephen Herzog, VHB

Owner, if different from applicant: _____

Map: 204 Lot: 1 & 2 Date: August 11, 2023

The following items must be included in a conditional use application for activity within the Wetland Conservation Overlay District (WCOD) and the Shoreland Protection Overlay District (SPOD). Please mark the items below and return this form to the Planning Department.

General items and documentation:

- Conditional use application
- This conditional use checklist
- A letter of intent/narrative describing the project
- A narrative addressing the 8 general conditional use criteria
- A narrative addressing the 4 specific criteria for activity within the WCOD and SPOD
- An electronic/pdf version of the plan (below)
- Application and notice fees. Please coordinate with Karen Edwards, Admin. Assistant.
- Abutters list including properties within 300 feet of the subject lot. Please coordinate with Karen Edwards.
- Letter or email from property owner authorizing agent to submit the application or represent them, if applicable
- Photograph(s) of the site showing where the proposed activity will occur
- Confirmation that the applicant will install a sign on the property about the public hearing once the hearing date with the Planning Board is set
- Confirmation that the applicant has seen the documents *Considerations for Potential Impacts on Wetlands* and *Wetland and Shoreland Resources for Applicants*. No action is required in regard to these documents; rather applicants are simply encouraged to review and consider information contained in the documents.
- Confirmation that the applicant has discussed their project with the Town Planner
- Is a permit through the New Hampshire Division of Environmental Services required?
- Is the site subject to review under the New Hampshire Rivers Management Program, RSA 483 or the Shoreland Protection Act, RSA 483B? (over)

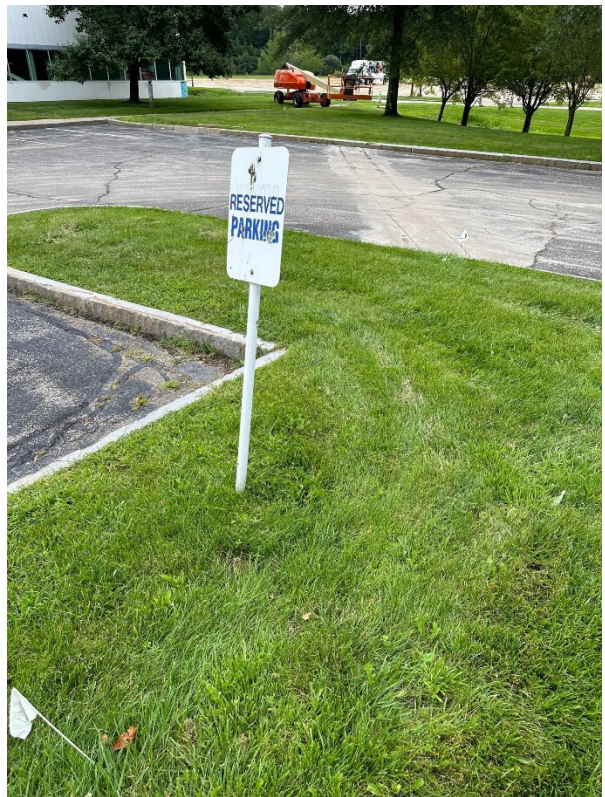
Information that may be needed on the plan:

The function of the plan is to convey very clearly the nature and pertinent details of the project. Some of these items may not be needed depending on the character and scope of the proposal. Please check with the Town Planner with any questions. The Town Planner can advise the applicant about which items he believes may not be needed in order to save the applicant expense. However, the Conservation Commission and Planning Board make their own determination about particular items that are necessary to conduct their review. If the timeframe for the project is tight, the applicant is encouraged to provide more information up front to reduce the chances of the review being continued to an additional meeting allow for additional information to be submitted.

- A plan drawing to scale prepared by a surveyor, engineer, or other qualified professional
- A title block with title, owner's name, address of the property, date, and name, address and seal of the person preparing the plan
- A north arrow and a bar scale. A legend if applicable
- A locus plan showing the location of the subject lot at an appropriate scale (such as 1" = 500 feet or 1" = 1,000 feet)
- Names of owners of abutting lots
- Property lines and location of the proposed activity within the lot. Where the proposed activity is close to a property line and on larger, more significant projects inclusion of surveyed property lines may be needed.
- Existing buildings, structures, driveways, parking areas, utilities, drainage structures, water bodies, and other salient features in the vicinity of the proposed activity
- The wetland and edge of wetlands in the WCOD and the waterbody and reference line in the SPOD delineated by a qualified professional. Please show these lines in color.
- The buffer/setback line from the edge of wetlands or reference line. Please show these lines in color.
- All proposed activity within the buffer/setback area and in the vicinity of the buffer/setback area clearly delineated
- On larger or more significant projects existing and proposed contours in the vicinity of the proposed activity
- Erosion and sedimentation control measures, if applicable (described in narrative)
- Restoration plan, if applicable
- Landscaping plan, if applicable



Gas line route along Technology Drive and entrance to 121 Technology Drive.



Gas line route through landscaped and parking areas at 121 Technology Drive.



DEPARTMENT OF PUBLIC WORKS
TOWN OF DURHAM
100 STONE QUARRY DRIVE
DURHAM, N.H. 03824
603/868-5578
FAX 603/868-8063

Excavation Permit

The following form must be completed, dated and signed by the appropriate parties BEFORE any work is started.

Date July 24, 2023
Name of Owner Unitil
Address 325 West Rd., Portsmouth NH 03801
Phone (603) 770-6035 Fax () -
Contractor NEUCO
Address 94 Glenn St., Lawrence MA 01843
Phone (207) 252-0987 Fax () -
Norm Laguerre
Excavation Location Technology Dr and 121 Technology Dr.

Permit Number _____
Surety _____
Method of Payment _____
Date Paid _____ Check # _____
Permit Approved _____ PW DIRECTOR / REP.
Date _____

Excavation Purpose Install Gas main and service

Length of Trench in Town Right-of-Way _____ (Linear Feet)

Starting Date August 14, 2023 Proposed Finish Date October 31, 2023

Actual Completion Date _____

Permanent Patch must be completed NO later than _____ (One year after actual completion date)

Date of Bond Release (If Accepted) _____ (Two years after actual completion date) **
** Suspense 30 days prior.

BEFORE PERMIT WILL BE ISSUED ...

1. DIG SAFE MUST BE CONTACTED AT 1-888-DIG-SAFE

Dig Safe Number 20233013583 Date of Notification 8/2/23

2. POLICE MUST BE CONTACTED AT 868-2324

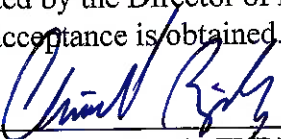
Who was Contacted @ P.D. Deputy Chief Holmstock Date 7/24/23

Traffic Control Needed? yes Details Flagger only

Specific/Special Conditions _____

A copy of this permit will be kept by the supervisor on the job site during the work.

I/we, have read and understand the requirements for acceptance, the attached information sheet, and acknowledge that all bonds placed will not be refunded if the work is not accepted by the Director of Public Works or his/her designee, and am/are responsible until acceptance is obtained.



SIGNATURE

July 24, 2023

DATE

Inspections

Date _____ By Whom _____

Remarks _____

Date _____ By Whom _____

Remarks _____

Acceptance

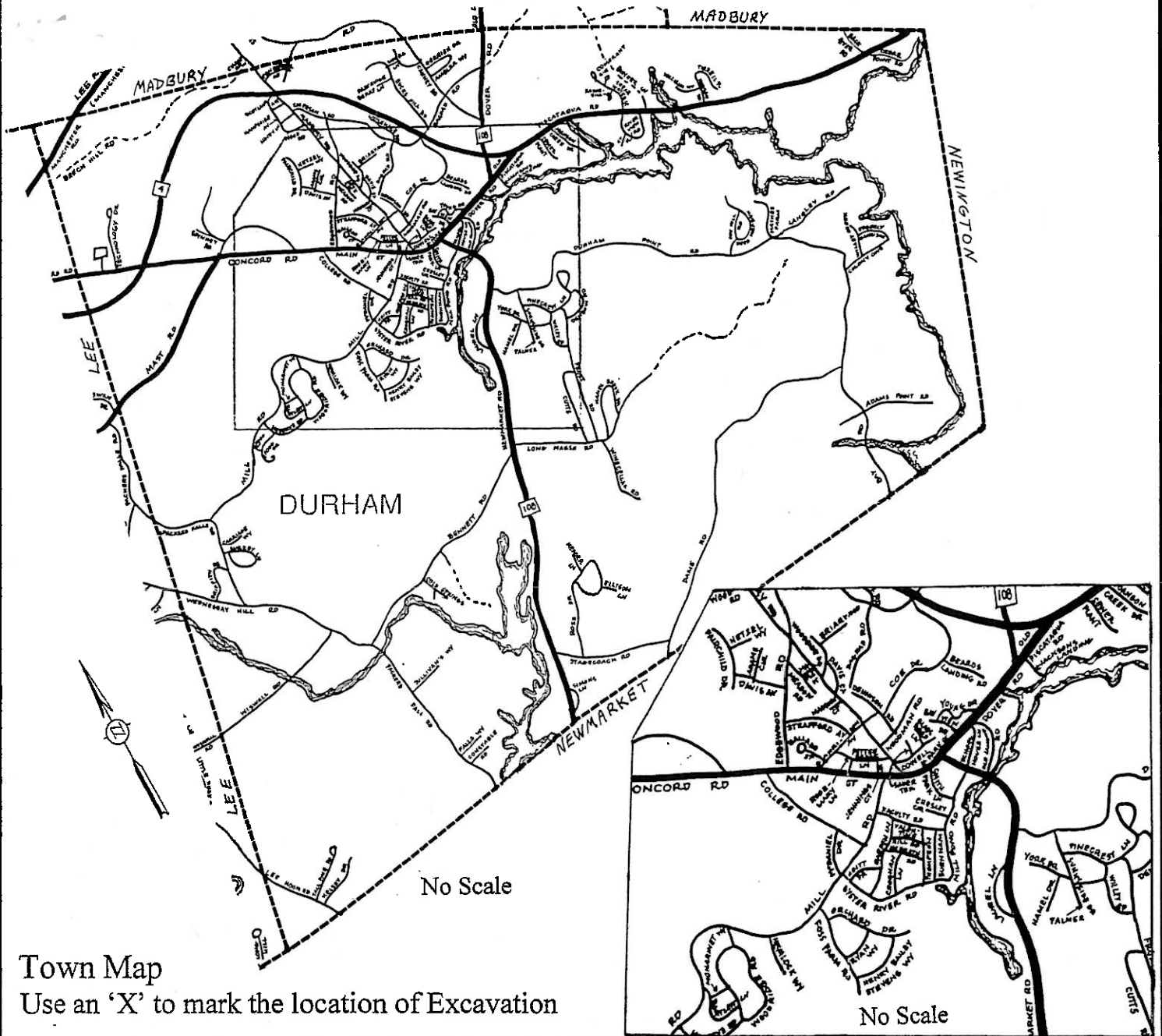
Name _____ Date _____

Signature _____

TOWN OF DURHAM

GENERAL EXCAVATION SPECIFICATIONS

1. Work can only be started once written permission is granted. The Public Works Director's Signature on the completed Excavation Permit will serve as written permission.
2. The permittee is responsible for the protection of the public from the construction process and excavation hazards. The site shall be properly lighted, signed and barricaded in a manner acceptable to the Director of Public Works and the Durham Police department, as directed in the excavation permit.
3. All materials used and construction shall be performed per latest NHDOT road and bridge construction specifications and as required by the Director of Public Works. The following areas included:
 - a. All suitable excavated materials shall be returned to the trench and in the same order as they were prior to excavation, EXCEPT when new bedding materials are required.
 - b. All backfill shall be thoroughly and mechanically compacted in 6-inch lifts. Water to be added as necessary. Compaction testing (at owner's cost) may be required.
 - c. The pavement shall be neatly saw cut, with parallel edges, or as directed, 12-inches back from trench sides after trench has been properly backfilled & before patching.
 - d. Plant mix bituminous pavement shall be required for permanent pavement patch. Mixture and thickness shall meet NHDOT specs. No permanent patching shall be done without prior inspection of compacted base by the Director of Public Works or his/her designee.
 - e. Infrared pavement patching or cold planing with pavement membrane techniques will be required on paved surfaces less than 6 years in age and on other main streets as so noted.
4. Security in the form of a cash bond or performance bond will be required. The amount of the bond will be based on \$20.00 per linear foot of standard trench width through the highway right-of-way or as otherwise determined by the Director of Public Works. Bond(s) shall be held for a period of two years and will only be released on acceptance of the trench work/patch, by the Public Works Director. If work is not completed per conditions, the town may take steps to secure surety and have work completed at permittee's expense.
5. Permit holder will be responsible for maintenance of patch, as required and/or directed, for a period of two years, minimum, from completion of work.



Town Map

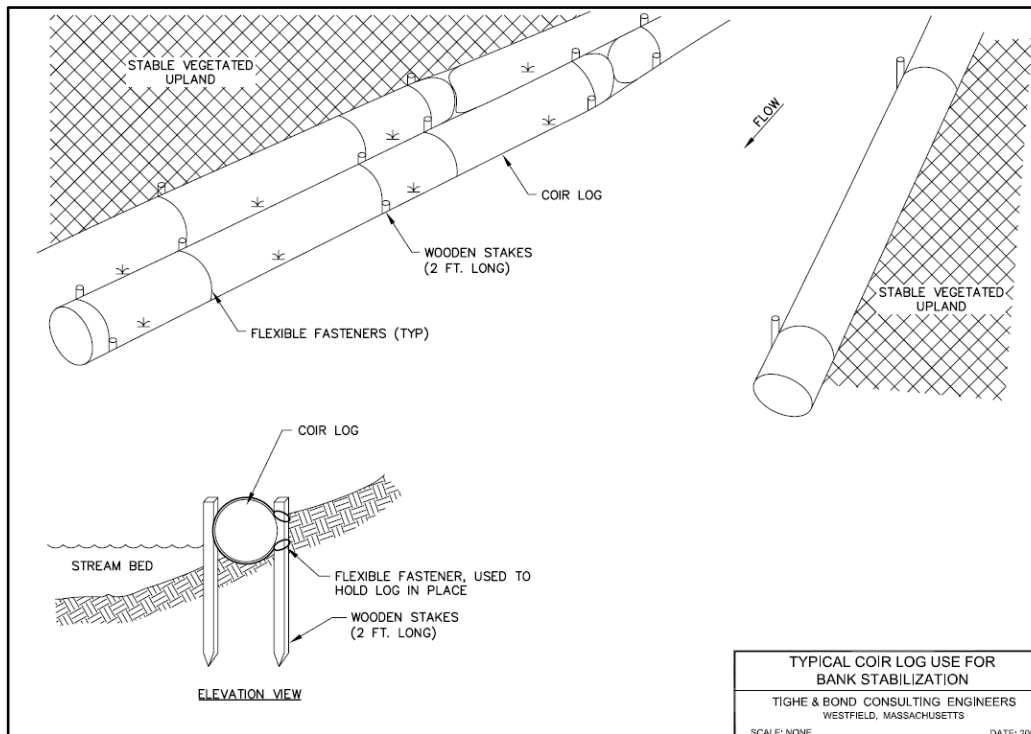
Use an 'X' to mark the location of Excavation

Detailed Sketch

(Drives, Curbing, Buried Utilities, Dimensions, etc.)



Best Management Practice 4: Coir Logs



Description

Coir logs, also known by the commercial product names as straw wattles, fiber rolls, or SiltSoxx™ are products in which a compressed material, such as weed-free straw fiber or other material, is placed within a photodegradable mesh cylindrical sock. They range from approximately eight to 20 inches in diameter by 25 to 30 feet long. Biodegradable, flexible and simple to install, they are useful in a variety of applications such as streambank, wetland and slope protection. They are considered an alternative to silt fence and hay bales and may also be used in check dam applications, perimeter containment and stockpile containment. Coir logs are especially useful for slope stabilization. They function by shortening slope length, reducing runoff velocity, and trapping mobile soil particles. Coir logs can provide a substrate for plant growth once decay of the fiber roll begins and protects new vegetation growing adjacent to the fiber roll.

Rolled erosion control products last an average of two years, depending on the fiber and mesh used in the manufacturing. This is an important factor to consider when planning how long a slope will need to be stabilized.

Considerations

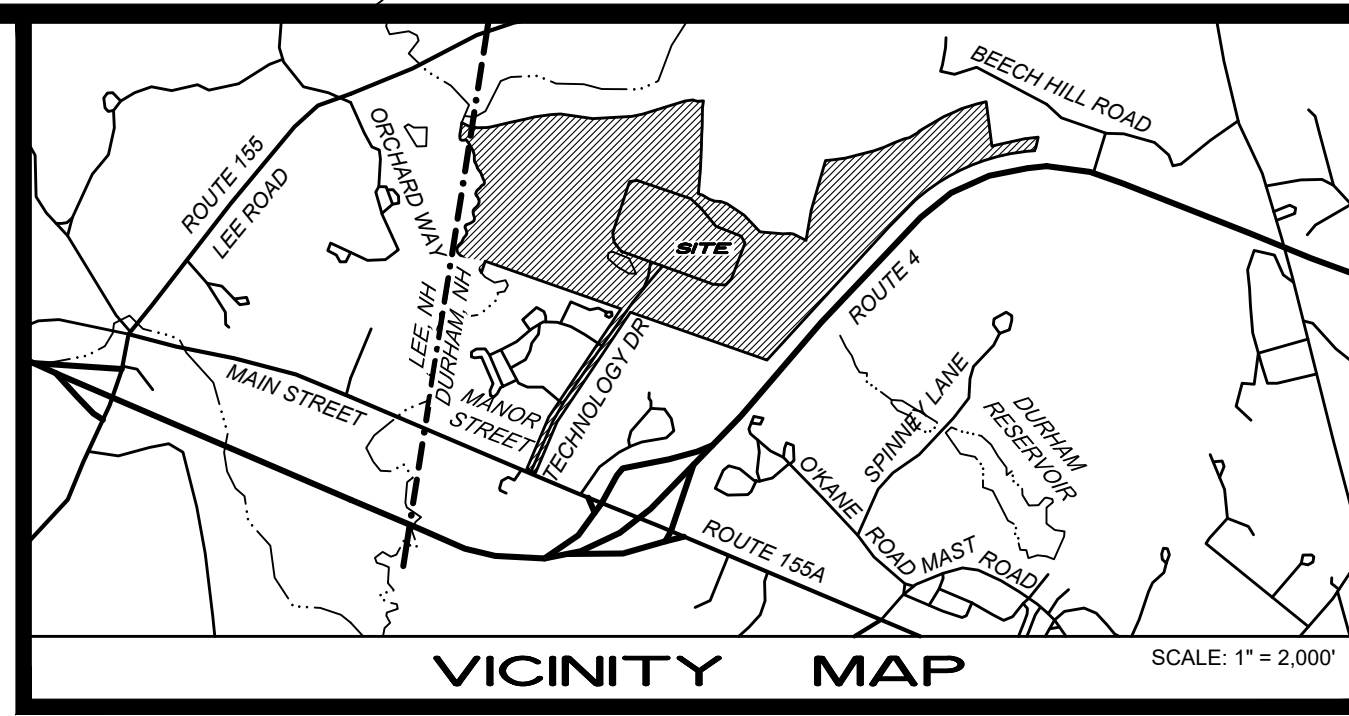
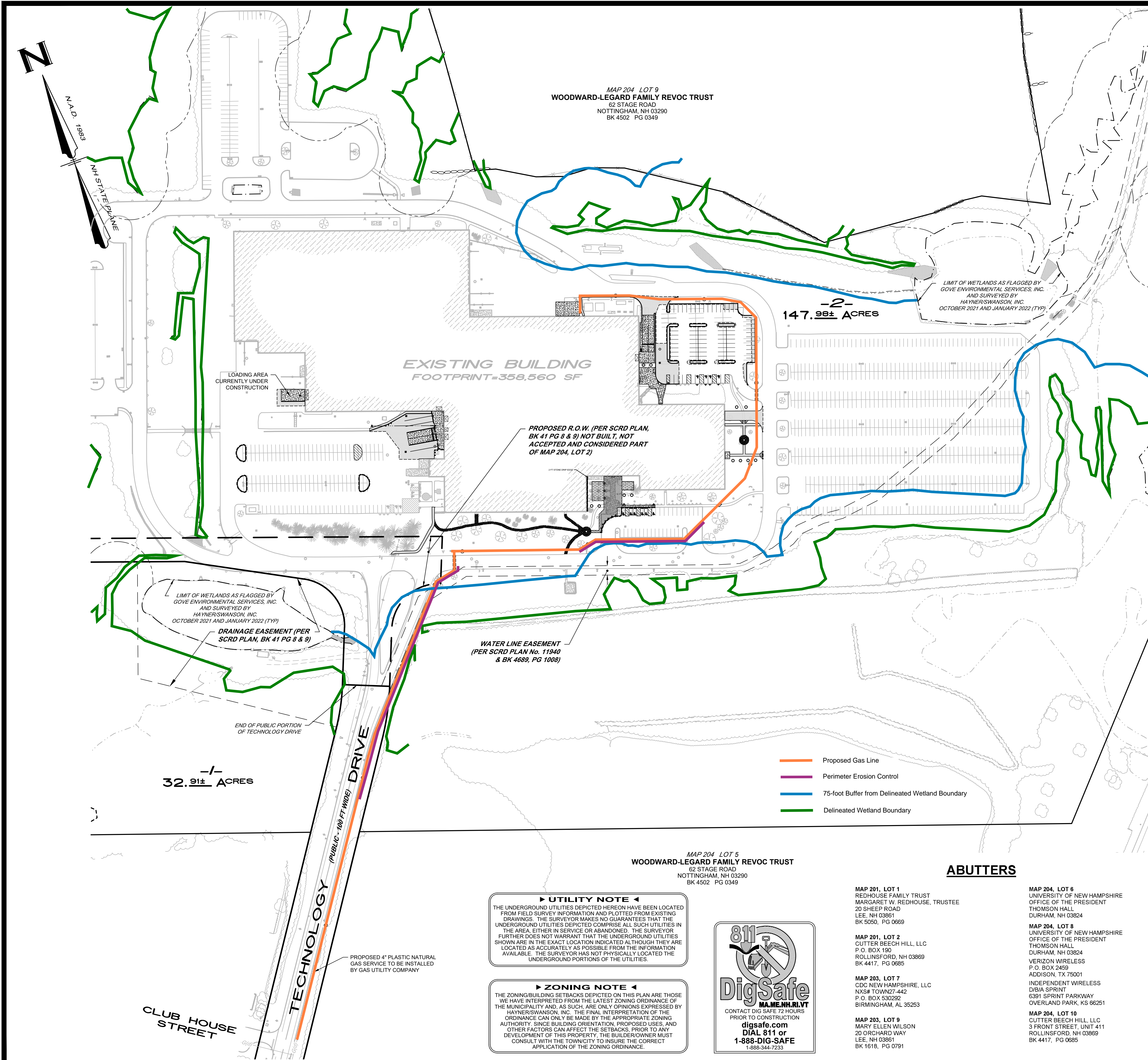
- Consider using coir logs where slopes are susceptible to sheet and rill erosion, to freeze and thaw activity, or where slopes are difficult to vegetate because of soil movement.
- Coir logs can be staked with live stakes, if site conditions warrant. The moisture retained by the coir log will encourage cutting establishment.

Installation

- For slope stabilization, it is critical that coir logs are installed perpendicular to soil movement and parallel to the slope contour.
- Coir logs, especially if used in slope stabilization, are not effective unless entrenched. Construct trenches half the diameter of the log in which to place the roll. Install rolls from the bottom of the slope and work up.
- Lay the coir log along the trench, snugly fitting it against the soil. Ensure no gaps exist between the soil and the fiber roll.
- Install stakes at least every three feet apart along the length of the roll. Additional stakes may be driven on the downslope side of the trenches on highly erosive or very steep slopes.

Inspection and Maintenance

- Inspect the coir logs and any slopes after a rain event (½-inch of rain within 24 hours). Ensure that the stakes are still holding and that the rolls remain in contact with the soil.
- Properly repair any rills or gullies.
- If used in slope stabilization, reseed or replant vegetation, if necessary, until the slope is stabilized.



VICINITY MAP SCALE: 1" = 2,000'

- PLAN REFERENCES:**
- PLAN OF LAND, OWNER/APPLICANT: HARRIS GRAPHICS CORPORATION, ENGINEER: ECM, ERIC C. MITCHELL AND ASSOCIATES, INC., SCALE: 1" = 200' DATED: MARCH 20, 1991 WITH REVISIONS THRU 05/07/91. ON FILE AT SCRD: BK 41, PG 8 & 9
 - WATER LINE EASEMENT FOR, TOWN OF DURHAM, OVER LAND OF: LEXINGTON DURHAM LIMITED PARTNERSHIP, (fka PREFCO XXV LIMITED PARTNERSHIP) A CONNECTICUT LIMITED PARTNERSHIP, TAX MAP 9, LOT 10-4, 121 TECHNOLOGY DRIVE, DURHAM, NEW HAMPSHIRE, DATED: DECEMBER 8, 2017 AND PREPARED BY: DOUCET SURVEY, INC. ON FILE AT SCRD: PLAN No. 11940.

- NOTES:**
- TOTAL SITE AREA: MAP 204 LOT 1 32.91 ACRES LOT 2 147.98 ACRES
 - BOUNDARY AND EASEMENT INFORMATION TAKEN FROM PLAN RECORDED IN SCRD BK 41, PG 8 & 9
 - PRESENT ZONING: OFFICE & RESEARCH AND LIGHT INDUSTRY (ORLI) MINIMUM LOT REQUIREMENTS: - LOT SIZE 150,000 SF - FRONTAGE 150 FT - MINIMUM BUILDING SETBACKS - FRONT YARD 30 FT - SIDE YARD 20 FT - REAR YARD 20 FT
 - LOT NUMBERS REFER TO TOWN OF DURHAM ASSESSORS MAPS 201, 203 & 204
 - PURPOSE OF PLAN: [A] TO AMEND THE PREVIOUS SITE PLAN TO PROPOSE SITE IMPROVEMENTS TO SUPPORT NEW TENANT SPACE IMPROVEMENTS. NO BUILDING ADDITIONS (EXCEPT CANOPIES) ARE PROPOSED.
 - THE SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND SEWER, TELEPHONE, ELECTRIC AND ONSITE PROPANE
 - MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR
 - REQUIRED PARKING:

USE:	EXISTING:	PROPOSED:
1. WAREHOUSE: (1 SPACE/1,000 SF)	260,000 SF	184,000 SF
2. OFFICE/R&D: (1 SPACE/400 SF)	224,000 SF	224,000 SF
3. MANUFACTURING: (1 SPACE/400 SF)	560 SPACES	560 SPACES
		76,000 SF
		190 SPACES
TOTAL PARKING REQUIRED	820 SPACES	937 SPACES
 - PARKING PROVIDED:

	EXISTING:	PROPOSED:
8. LOADING:	1,465 SPACES	1,419 SPACES
9. OPEN SPACE:	18 SPACES	23 SPACES
 - LOADING: EXISTING 18 SPACES PROPOSED 23 SPACES
 - OPEN SPACE: REQUIRED: 50% EXISTING: >50% PROPOSED: >50%
 - ALL OF MAP 204 LOT 2 AND THE MAJORITY OF MAP 204 LOT 1 ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, HOWEVER, A PORTION OF MAP 204 LOT 2 (ALONG THE OYSTER RIVER) IS LOCATED WITHIN ZONE 'A' AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), STRAFFORD COUNTY, TOWN OF DURHAM, NEW HAMPSHIRE, COMMUNITY No. 330146, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33017003146 AND 33017003156, DATED: SEPTEMBER 30, 2015
 - EXTERIOR LIGHTING SHALL BE DOWNCAST AND DIRECTED ONTO THE SITE AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF DURHAM REGULATIONS.
 - LANDSCAPING SHALL MEET TOWN OF DURHAM STANDARDS FOR TYPE AND SIZE OF PLANTINGS.
 - SITE PERMITS: N/A
 - ALL ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF DURHAM PUBLIC WORKS DEPARTMENT REGULATIONS.
 - PRESENT OWNER OF RECORD: MAP 204, LOTS 1 & 2 121 TECH OWNER, LLC 55 CAMBRIDGE STREET BURLINGTON, MA 01803 BK. 4967 PG. 908

- TOWN OF DURHAM CONTACTS**
- PLANNING DEPARTMENT**
DURHAM PLANNING DEPARTMENT
8 NEW MARKET ROAD
DURHAM, NH 03824-2888
ATT: MICHAEL BEHRENDT
(603) 868-6064
 - ENGINEERING DEPARTMENT**
DURHAM DEPT. OF PUBLIC WORKS / ENGINEERING
10 STONE QUARRY DRIVE
DURHAM, NH 03824
ATT: RICHARD REINE, DIRECTOR
(603) 868-5578
 - FIRE DEPARTMENT**
DURHAM FIRE DEPARTMENT
51 COLLEGE ROAD
DURHAM, NH 03824
ATT: CHIEF DAVID EMANUEL
(603) 868-5531
 - CODE ENFORCEMENT OFFICE:**
DURHAM CODE ENFORCEMENT
8 NEWMARKET ROAD
DURHAM, NH 03824-2888
ATT: AUDREY CLINE,
BUILDING INSPECTOR
(603) 868-8064

- UTILITY COMPANY CONTACTS**
- WATER/SEWER:**
DURHAM DEPT. OF PUBLIC WORKS
10 STONE QUARRY DRIVE
DURHAM, NH 03824
ATT: RICHARD REINE, DIRECTOR
(603) 868-5578
 - NATURAL GAS:**
UNILIL
30 ENERGY WAY
EXETER, NH 03833
(603) 379-3837
 - TELEPHONE:**
CONSOLIDATED COMMUNICATIONS,
1 GERRY AVENUE
NEWMARKET, NH 03857
(844) 968-7224
 - POWER:**
EVERSOURCE
74 OLD DOVER ROAD
ROCHESTER, NH 03867
(800) 662-7784

ABUTTERS

- MAP 201, LOT 1**
REDHOUSE FAMILY TRUST
MARGARET W. REDHOUSE, TRUSTEE
20 SHEEP ROAD
LEE, NH 03861
BK 5050, PG 0689
- MAP 201, LOT 2**
CUTTER BEECH HILL, LLC
P.O. BOX 190
ROLLINSFORD, NH 03869
BK 4417, PG 0685
- MAP 201, LOT 7**
CDC NEW HAMPSHIRE, LLC
NXS# TOWN27-442
P.O. BOX 530292
BIRMINGHAM, AL 35253
- MAP 203, LOT 9**
MARY ELLEN WILSON
20 ORCHARD WAY
LEE, NH 03861
BK 1618, PG 0731
- MAP 204, LOT 6**
UNIVERSITY OF NEW HAMPSHIRE
OFFICE OF THE PRESIDENT
THOMSON HALL
DURHAM, NH 03824
- MAP 204, LOT 8**
UNIVERSITY OF NEW HAMPSHIRE
OFFICE OF THE PRESIDENT
THOMSON HALL
DURHAM, NH 03824
VERIZON WIRELESS
P.O. BOX 2469
ADDISON, TX 75001
INDEPENDENT WIRELESS
D/B/A SPRINT
6391 SPRINT PARKWAY
OVERLAND PARK, KS 66251
- MAP 204, LOT 10**
CUTTER BEECH HILL, LLC
3 FRONT STREET, UNIT 411
ROLLINSFORD, NH 03869
BK 4417, PG 0685

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



PRELIMINARY ADMINISTRATIVE REVIEW

NO.	DATE	REVISION	BY
100	1/21/23	1/21	ZZZZZZZZ
0			
100			

PREPARED FOR:
R.J. KELLY COMPANY, INC.
55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

RECORD OWNER:
121 TECH OWNER, L.L.C.
55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 365-2416

MASTER SITE PLAN & 2) LOTS 1 & 2
SITE IMPROVEMENTS PLAN
121 TECHNOLOGY DRIVE
DURHAM, NEW HAMPSHIRE

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
1000 North Main Street
North Andover, NH 03256
(603) 862-2057
www.haynerswanson.com

STATE OF NEW HAMPSHIRE
JAMES N. PETROPULOS
No. 102714
LICENSED PROFESSIONAL SURVEYOR
EXPIRES 12/31/2025

FIELD BOOK: 1986, 1289 DWG. LOC.: 1500019832.01WY.USA2.EB1
Scale: 1" = 100'
Date: 05/15/23
1 of 5 5832-EB1
DWG. 8832EB1-PORT
Sheet: 150 JUNE 2023