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**Town Planner's Project Review**  
**Wednesday, July 26, 2023**

- VIII. **121 Technology Drive – Site Plan Application.** Application for various improvements to the developed site (former Goss Building) including drainage, utilities, parking, loading, pedestrian ways, landscaping, and lighting. Brandon Kelley c/o 121 Technology/R. J. Kelley, property owner. Shawn Smith, R. J. Kelley, applicant. Earle Blatchford, Hayner Swanson, Inc., engineer. Map 204, Lot 2. Office Research Light Industry District.
- I recommend that the board accept the application as complete, grant the waivers for items on the checklist, and schedule the public hearing for August 9.

Please note the following:

The site plan application is coming to the board now. There are numerous changes to the site, but they are largely small changes. Many could arguably have been reviewed individually administratively or with a minor site review but collectively they should be reviewed by the Planning Board. The applicant gave a courtesy presentation to the Planning Board on June 14.

Technical Review Group. The applicant met with the Technical Review Group on Tuesday. I will send and post notes from the meeting shortly. So far, we have not heard any concerns from the Building, Fire, and Police departments.

Tenants. The applicant is making extensive changes to the interior to accommodate two major tenants who have signed leases – Raytheon and Airtho. 80% of the 500,000 square foot building is now occupied or leased. There is no review for these tenants as light industrial and research and development are established uses for the building. The applicant has applied for a building permit.

Building. The applicant is removing the entire exterior siding and putting on new material to create an updated image for the building. The applicant is creating a new lobby space in the entrance.

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Site plans. The plan set includes six pages: a cover sheet, an overview of the site, existing conditions, the site plan, and two sheets with details. Numerous other documents are included in this packet to the Planning Board and on the website.

Site changes. The fourth sheet, the site plan, shows all the proposed site changes with notes in capital letters. Changes include landscaping, pedestrian ways, paving, parking configuration, islands in parking lots, lighting, drainage, a new gas line, signage, curbing, water service, fencing, and loading docks. Note that the loading docks were approved earlier administratively. Changes to the loading docks are shown on the plans and the applicant can discuss those changes if desired.

Waiver requests. The applicant has requested numerous waivers from submission requirements as marked on the application checklist. I recommend approval of the waivers, noting the following: a) there is a small section of the Aquifer Overlay District on the lot but it is far from the area of the project; b) the separate topography sheet shows all wetlands; c) the site is not affected by other overlay districts; d) any drainage information requested by Public Works must be provided including any kind of study needed; e) signage, lighting, and landscaping should be provided later if/when it is prepared. These waivers are needed now in order to accept the application as complete.

Stormwater management. The applicant is working with April Talon, Town Engineer, to provide what is needed for the review. This is the key element in reviewing the site plan.

Gas line. A new gas line will be installed up Technology Drive and around the building. A conditional use will be needed for the gas line as the section near the entrance is in the wetland overlay district. Unutil will apply for the conditional use separately later. It should be noted if the site plan is approved before the conditional use, that the applicant proceeds at their own risk as there is no guarantee that the conditional use will be approved at this point.

Wastewater. We will have information soon about the state and local permits needed for sewer for the two new tenants, though this will be addressed in the building permit process.

Energy checklist. We held the meeting about the energy checklist on Wednesday and I sent notes from that meeting.

Other information. *\*Is there other information that would be useful for the Planning Board to have when reviewing this project.*

Other issues. *\*Are there any other particular issues that should be discussed?*