



Shawn P. Smith, PE, LEED AP  
121 Tech Owner, LLC  
55 Cambridge Street, Suite 300  
Burlington, MA 01803

August 8, 2023

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

**RE: 121 Technology Drive Site Maintenance Improvements – Response to Abutter**

Mr. Behrendt,

On behalf of 121 Tech Owner, LLC, the purpose of this letter is to offer our thoughts and comments on the letter dated August 7, 2023, from the abutter, Joe and Maggie Moore, in response to our Site Plan application for the enhanced site maintenance improvements at 121 Technology Drive.

We are very happy to hear that Mr. and Mrs. Moore support our investment and efforts to modernize and greatly improve the property at 121 Technology Drive. Although the current scope of the work is limited to the interior of the building, its façade, and those areas indicated on the site plan for enhanced maintenance, we would like to offer the following responses at this time.

Though outside the purview of this application, Mr. and Mrs. Moore are correct that R.J. Kelly's intention is to provide new HVAC equipment for the building. We plan to provide a new roof-mounted cooling tower to replace the existing towers, one of which is inoperable and the other aged. Such age likely contributes to the noise concerns, and the new roof-top condensing units and cooling tower will operate much more quietly and efficiently than the older equipment. Though full replacement of the climate systems of the building will take time to employ and install, R.J. Kelly is committed to improving these systems and these investments will dramatically improve the operational noise.

Further, regarding the noise of the loading docks, R.J. Kelly is installing seven new docks along the western / southwestern portions of the building. These docks are shielded by the building itself and the noise impact to Mr. and Mrs. Moore will therefore be minimal to non-existent. The two new docks added at the building's northeastern corner will be fully screened by a semi-solid fence as well as the building to attenuate noise. This location was specifically selected for its proximity to existing nearby earthen and vegetative barriers which will further attenuate the minimal noise impacts. It should be noted, the State of New Hampshire idle reduction laws disallow idling of vehicles for greater than 5 minutes during any 60 minute period when above 32 degrees or 15 minutes when below 32 degrees with no restrictions on rare temperature events. All other existing docks will remain in their current locations and form as when they were originally constructed.

Lastly, Mr. and Mrs. Moore note concerns over potential light pollution. The Town of Durham requires that any property restrict light "spill" across its boundaries, defined as zero lumens on a light meter. In this case, the property boundaries

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are extensively far from the light sources, and therefore the project will comply with this standard. This site plan application locates bollard lights at certain new locations, which do not have the height or throw to extensively contribute to light pollution in the area, nor at the property bounds. Further, all existing light poles are full cut-off lights directed downwards towards walkways and pavements for pedestrian and vehicular safety. Any replacements required now or in the future will remain full cut-off fixtures. In addition, we are committed to only operating the lights as needed within the occupied areas of the building, the portions of the parking lots under use, and the times of the day/evening during which the building and site is occupied.

Sincerely,



Shawn P. Smith, PE, LEED AP  
SVP | Development