

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: 01 SEPTEMBER 2023

Property information

Property address/location: 55 BRIGGS WAY, DURHAM, NH 03824

Tax map #: 11; lot #'s): 27-0; Zoning District: DURHAM BUSINESS PARK

Property owner

Name (include name of individual): GRANT CIRCLE LLC (JOHN RANDOLPH)

Mailing address: 55 BRIGGS WAY, UNIT O, DURHAM, NH 03824

Telephone #: (603) 834-2317 Email: john@gsdnh.com

Engineer, Surveyor, or Other Professional

Name (include name of individual): HORIZONS ENGINEERING (MIKE SIEVERT)

Mailing address: 5 RAILROAD ST., NEWMARKET, NH 03857

Telephone #: (603) 659-4979 Email address: msievert@horizonsengineering.com

Proposed project

Activity within the WCOD ___; Activity within the SPOD ___; Other proposal or activity N/A

What is the proposed project? TO CARE FOR CHILDREN AT THE EXISTING CHILD CARE WHO ARE NOT CHILDREN OF HARMONY HOMES EMPLOYEES.

Which provision in the zoning ordinance calls for this conditional use? TABLE OF USES, CHILD CARE CENTER IN THE DURHAM BUSINESS PARK ZONE.

Justification for granting the conditional use: _____

Have you completed the conditional use checklist? N/A

Other Information

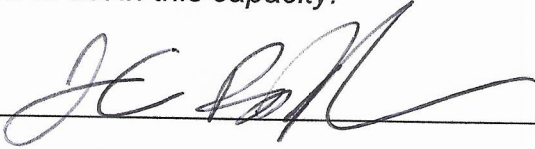
Please note the following:

- 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 Karen Edwards, Planning Department Administrative Assistant, at 868-8064 or kedwards@ci.durham.nh 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: 

Date: 24 Sept 23

Signature of agent: _____

Date: _____

Re: Criteria Required for Consideration of a Conditional Use Permit

Grant Circle LLC and Harmony Homes By the Bay, located at 40 Briggs Way, is requesting a Conditional Use to care for children of at the existing campus childcare who are not children of Harmony Homes employees.

1. The site is already approved for a childcare and the childcare is licensed by the State for nine children. The childcare would not be expanding, only allowing children of non-employees the ability to receive care. The childcare currently has adequate vehicular and pedestrian access to support this, as well as adequate public services. There are no environmental constraints, and appropriate utilities already serve the building.
2. The external impacts of the proposed use on abutting properties and the neighborhood would remain unchanged, as there is no expansion of the childcare. The facility, including but not limited to parking areas, drop-off, and the playground, are already in place and will remain unchanged. The traffic picking up and dropping off is not expected to substantially change, as the number of children being cared for is not expanding.
3. The development of the site has already occurred and will remain unchanged.
4. The character of the buildings and structures is already in place and will remain unchanged.
5. The natural, cultural, historic, and scenic resources will be preserved as all changes were previously approved, are in place, and will remain unchanged.
6. Property values will not be impacted as the proposed conditional use would only affect to whom the cared-for children belong to, not the childcare itself, which is already in place. Parentage will not affect property values.
7. Adequate public services and facilities are available for the childcare, as was noted when the facility was previously approved.
8. The proposed change will not have a negative fiscal impact on the Town, as the childcare is existing. Due to the extreme shortages of childcare slots in the State of NH, the fiscal impact, if any, would only be positive, as these slots would potentially be available to residents of surrounding areas.