

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

May 5, 2025

Durham Planning Board  
Attn. Paul Rasmussen, Chair  
8 Newmarket Road  
Durham, NH 03824

**Re: Conceptual Application  
35 Madbury Road, Durham, NH  
Tax Map 106, Lot 19  
JBE Project No. 25073**

Dear Mr. Rasmussen,

Jones & Beach Engineers, Inc., respectfully submits a Conceptual Application for the above-referenced parcel on behalf of the owner, DWS 35 LLC. The intent of this project is to convert an existing room in the building to be habitable for one additional resident as well as add additional parking to the property.

The following items are provided in support of this Application:

1. Conceptual Application.
2. Letter of Authorization.
3. Current Deed.
4. Fee Check in the Amount of \$100.00.
5. One (1) Full Size Plan Sets.
6. Seven (7) Half Size Plan Sets.

Please feel free to contact me with any questions or comments during your review.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Paige Libbey, P.E.  
Associate Principal

cc: Scott Drapeau, DWS 35 LLC (via email)  
Anthony Sillitta (via email)



**TOWN OF DURHAM**  
**Planning Department**  
8 Newmarket Road  
Durham, NH 03824-2898  
Phone (603) 868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

## **Site Plan – Preliminary Application**

### **Property Information**

Property address/location: 35 Madbury Road

Tax map #: 106; Lot #'s: 19; Size of site: 0.41 acres;

Zoning District: PO.

### **Proposed Project**

This review is for: Conceptual Consultation: X; Design Review: \_\_\_\_\_

Describe proposal in general: The intent of this project is convert an existing room in the building to be habitable for one additional resident as well as add additional parking to the property.

### **Property Owner**

Name (include name of individual): DWS 35 LLC, Attn. Scott Drapeau

Mailing address: 288 Calef Highway, Epping, NH 03861

Telephone #: 603-422-5271 Email: sdrapeau@wilson-controls.com

### **Applicant/Developer/Agent** (if different from property owner)

Name (include name of individual): Paige Libbey, P.E., Jones & Beach Engineers, Inc.

Mailing address: PO Box 219, Stratham, NH 03885

Telephone #: 603-772-4746 Email: plibbey@jonesandbeach.com

### **Submission of application**

This application must be signed by the property owner, applicant/developer (if different from property owner), or the agent. If not by the property owner, then a separate statement from the owner is required.

*I hereby submit this Preliminary Site Plan application to the Town of Durham Planning Board and attest to the best of my knowledge that all of the information on this application form and in the accompanying application materials and documentation is true and accurate.*

Signature:  (as agent)

Date: 5/2/25

### Letter of Authorization

Scott Drapeau, DWS 35 LLC, 288 Calef Highway, Epping, NH 03861, owner of property located in Durham, NH, known as Tax Map 106, Lot 19, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located at 35 Madbury Road in Durham, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent, to act on my behalf in the review process, to include any required signatures.

  
Witness

 5/1/25  
Scott Drapeau  
DWS 35 LLC  
Date

Return to:

E-Doc # 220010738  
Book 5049 Page 100

07/18/2022 09:25:27 AM  
Page 1 of 2

Catherine A. Berube  
Register of Deeds, Strafford County

LCHIP	STA199496	25.00
TRANS TAX	ST858635	19,500.00

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**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that **GP MADBURY 35, LLC**, a New Hampshire limited liability company, with an address of 21 Madbury Road, Durham, New Hampshire 03824,

for consideration paid, grants to **DSW 35, LLC**, a New Hampshire limited liability company with an address of 288 Calef Highway, Lee, New Hampshire 03861, with **WARRANTY COVENANTS**:

A certain parcel of land situate in Durham, County of Strafford, State of New Hampshire, consisting of 18,046 sq. ft., more or less, on Madbury Road, so-called, Durham, New Hampshire and identified on the Town of Durham Tax Assessors Map 2 as parcel 8-11 and on a certain plan entitled "Plan of Land 35Madbury Road, Town of Durham, County of Strafford, State of New Hampshire", prepared by Civilworks, dated August 21, 1991 and recorded in the Strafford County Registry of Deeds as Plan 39-49, together with the buildings as may have existed thereon, and more particularly bounded and described as follows:

Beginning on the Westerly boundary of Madbury Road, so-called, at an iron pipe, found on the Southeast corner of said lot, then running North 89° 31' 35" W, a distance of 150.10', more or less, to an iron pipe found; then turning and running N 10° 49' 59" E, a distance of 127.87', more or less, on a line parallel with Madbury Road, to an iron pipe found; then turning and running S 84° 22' 54" E, a distance of 151.13', more or less, to an iron pipe found; then turning and running South 12° 15' 41" W, a distance of 114.65', more or less, along Madbury Road to the point of beginning.

Together with the right to use the alleyway located in the rear of said lot, approximately 20 feet, more or less, in width.

This is not homestead property of the Grantor.

Meaning and intending to describe and convey the same premises conveyed by deed of Gangwer Properties, LLC a New Hampshire limited liability company, and Jesse P. Gangwer and June A. Gangwer to the Grantor, dated December 11, 2014, and recorded in the Strafford County Registry of Deeds at Book 4262, Page 0647 on December 12, 2014.

*[Signatures on Following Page]*

Executed as of this 15<sup>th</sup> day of July, 2022.

GP MADBURY 35, LLC

Jessica Rozzo  
Witness

By: Kenneth A. Rubin  
Kenneth A. Rubin  
Member and Manager duly authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF Strutted

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2022, by Kenneth A. Rubin, as a Member and Manager of GP Madbury 35. LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as a Member and Manager on behalf of GP Madbury 35, LLC.

Jessica Rozzo  
Justice of the Peace / Notary Public  
My Commission Expires:  
Seal or Stamp:

