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**June 5, 2025**

Mr. Michael Berhendt  
Town Planner  
Town of Durham, New Hampshire  
8 Newmarket Road  
Durham, NH 03824

**RE: 121 Technology Drive – Preliminary Application for Planning Board Review**

Dear Michael,

Thank you for the time spent to date reviewing our proposal for a new development on a portion of the property at 121 Technology Drive. We look forward to presenting the preliminary concepts to the Planning Board next Wednesday, June 11. This letter seeks to offer a narrative framework for the conversation. In addition, I've provided a few additional materials and plans for staff and board consideration.

As you know, RJ Kelly is nearing completion of our initial investments in the existing 500,000+ square-foot industrial building on this property. Attached are a few progress and “before and after” photos to show the transformation. The investment has successfully placed new tenants, including a division of Ratheon Technologies, the University of New Hampshire’s Olsen Center for Manufacturing, Airtho, and other warehousing and office tenants. Though we have remaining office areas for rent, the amenitization of the space continues to attract attention from good tenants in the area seeking new space and to potentially bring their businesses to Durham.

Separate from the existing building, the area we have selected for this development is the existing forested land to the west but inclusive of the westernmost parking lot which will be eliminated. The development area is bounded by the existing 121 Tech loop road to the east, wetlands to the south, the Oyster River to the west, and Beech Road, a paper street, to the north. Existing elevations within the rolling terrain of the +/-20 acre development envelope range from around El. 145' and slope down to around El. 85' at their lowest point.

The current proposal includes two, 162,000 gsf industrial buildings targeting a mix of different tenants and uses in conformance with the intentions of the underlying ORLI zoning district and the other current uses on the site. Efficient loading is achieved with a shared truck court allowing for up to 120 loading dock positions and eight drive-in ramps. 370 new parking spaces are proposed, along with new landscaping, water, sewer, power, and stormwater infrastructure including four new stormwater basins of varying size. The proposal includes slightly less than 5,000 sf

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of wetland impacts (4,975 sf) and includes portions of developments within the Conservation Overlay District / 75' wetland buffers. Such impacts are de minimus with consideration given to the type/value of each and the sheer magnitude of remaining untouched environmental areas. Of note are the very extensive wetland systems within the development area which are intentionally avoided, with only the most upland reaches and non-jurisdictional wetlands affected. The schema avoids work within the Shoreland Protection District of the Oyster River in its entirety. Each impact is minimized by the use of retaining walls to limit extents of new grading and disturbance into wetland areas.

RJ Kelly views this proposal as a continuation of our transformative investment in the Town of Durham. To ensure flexibility of uses, our final application(s) will request both light industrial uses which is an as-of-right use, as well as a Special Permit application for warehousing – both of which are current uses of the adjacent, existing building.

We very much look forward to working with the Town of Durham, its staff, and its representative boards and commissions to further improve upon the current concepts and bring the development to fruition.

Thank you for your attention and we look forward to the continued conversation.

Best,



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