

JONES & BEACH ENGINEERS INC.

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August 6, 2025

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

**Re: Site Plan & Conditional Use Application Resubmission
35 Madbury Road, Durham, NH
Tax Map 106, Lot 19
JBE Project No. 25073**

Dear Mr. Rasmussen,

Jones & Beach Engineers, Inc., respectfully submits revised documents for the Site Plan & Conditional Use Application for the above-referenced parcel on behalf of the owner, DWS 35 LLC that was submitted originally on July 2, 2025. We are in receipt of comments from Michael Behrendt, Town Planner on July 28, 2025. Original comments are below with our responses in bold.

1. The application was accepted as complete on July 23.
RESPONSE: No response necessary.
2. Usually, on a project like this where the plan looks good overall, we do not ask applicants to revise the plan prior to the board taking its vote. Usually, my notice of approval includes a number of fairly minor changes which the applicant makes on the final plans after the board's approval. But there are a number of items still being discussed so I recommend submitting one set of updated plans now. **Could you get these plans to me by the following Wednesday, August 6?** If you send me the plans by email we will then print them off. See items below. Key items are best shown on revised plans now. Items that are not critical to look at like enhanced landscaping can be a precedent condition where you add this later on the final plans.
RESPONSE: Plans are being submitted on 8/6/25 as requested.
3. We want to support the project so please let me know if you disagree with any of these comments or find any to be unworkable for any reason.
RESPONSE: See responses to each comment below.
4. The board needs to act on the three waiver requests. I expect it to approve the changes in aisle and driveway width.
RESPONSE: No response necessary.
5. We need to talk more about parking in the front court. I think the board will be receptive to some waiver here but extending so far forward is counter to our planning goals. I would suggest eliminating two spaces. Would this still work for Scott?
RESPONSE: We have revised the plan to be perpendicular parking which allows 12' of space between the front property line and the edge of pavement on the south side of the

building rather than 5' as was previously proposed. See response to comment #6 below. 0' exists on the northern side of the building today so this condition already exists on this site in an exacerbated condition. The project proposes to make it 2' on the northern side so the project as a whole will help to clean up the parking issues on the site and lessen overall congestion. A tree has also been added in front of the parking area to help buffer the parking. Additionally, the applicant is being required to add a van accessible parking space, and the striped space for this will be located closest to the front property line, meaning that no vehicle will ever be parked in it since it is meant to be used for access only. Lastly, the majority of the parking spaces are proposed to be porous pavement so they will be permeable.

6. We talked about adjusting the parking to be perpendicular to see if you could save some space. Can you look at this? If it is better then revise the plans accordingly. Or possibly share a design as an alternative.

RESPONSE: The plans have been revised to perpendicular parking. The aisle needs to be slightly wider in order to accommodate vehicles backing out of the parking spaces from 90 degrees rather than 60 degrees, so the overall width of the parking area increased by 2'. However, this allows the parking to be further back from the front property line.

7. It sounds like you need to have a van accessible space, unless Audrey determines otherwise.

RESPONSE: A van accessible parking space has been added to the plan.

8. There should not be any snow storage in front of the parking spaces at Madbury Road. Can this be relocated to the southwest corner? If so, please show a larger area for snow storage there. This has to be reserve for landscaping to buffer the parking. Show evergreen landscaping on revised plans or we can include this later.

RESPONSE: Snow storage and landscaping has been revised on the plan.

9. Add a bike rack. It should be the upside down U-shape. It should be in a convenient place, near an entrance. I suggest including at least 3 spaces.

RESPONSE: A bike rack has been added to the north of the existing building. This is where bikes are currently stored by residents.

10. It was suggested that you replace the arborvitae on the side lot line. You might look at Austrian Pine, Scotch Pine, Norway Spruce, or White Spruce.

RESPONSE: The landscaping plan has been revised.

11. Nice idea to plant one or two small shade trees along Madbury Road in front of the yard.

RESPONSE: The landscaping plan has been revised to include 2 shade trees along Madbury Road to match what is proposed on the opposite side of Madbury Road as part of the road improvement project. One of the trees will also be utilized to buffer the parking as suggested in Comment 8 above.

12. For the dumpster do you plan to place this on asphalt or concrete? We will need a detail of the fence. This can be a precedent condition.

RESPONSE: The dumpster will be placed on a concrete pad. This has been noted on the plan and a detail added.

13. We should also have a recycling plan. Can you give this some thought? It can be a precedent condition to work with Public Works to develop a plan.

RESPONSE: A rolling recycle bin has been added near the back door where residents bring trash in and out of the building. This location will be most accessible and will not interfere with vehicles.

14. *Coordinate with April about stormwater and any other Public Works issues as soon as you can. You said that you had modeled the infiltration and are not concerned about the location of the level spreader adversely affecting the adjacent property. However, I am concerned that the permeable pavement may get clogged up in 10 years. Hopefully not, and we expect the owners to be diligent in maintaining it but we have to think about the unlikely case where it does get clogged up unfortunately. Can you make any adjustments in the southwest corner to accommodate some of this possibility in the future so there is not more runoff on the adjacent lot?
RESPONSE: We are awaiting comments from DPW. Maintenance and possible failure is always a concern on any stormwater BMP that goes unmaintained. The southwest corner of the property is the existing point of discharge for stormwater runoff from the site as it exists today which is why the underdrain is proposed to outlet there. If the porous pavement became clogged it would need to be cleaned and restored to be operational in accordance with the operation and maintenance manual that has been provided and is re-attached to this letter. There are also maintenance notes on the plan that the applicant is expected to adhere to. The operation and maintenance manual requires semi-annual vacuuming of the system and has specific operation requirements to ensure the system is maintained.
15. *Please be sure to post the conditional use sign by this Friday, August 1.
RESPONSE: This has been done.
16. We talked about hours on outside construction. The board seemed to want limits during the year but was open to not including any during the summer.
RESPONSE: Note 17 has been added to the site plan to indicate school year construction hours.
17. You will need to add a table on the landscaping sheet showing Latin names and size at installation but this can be a precedent condition to add.
RESPONSE: This has been added to the plan.
18. Can you clarify why two lanes of southbound traffic are shown on the plan?
RESPONSE: Two southbound lanes of traffic are shown as we are showing the proposed road improvements on the site plan and remaining plan sheets to match what is currently being constructed. The existing one lane is shown on the existing conditions plan.
19. What is the status with starting work for the curb cut and coordinating with the Madbury Road project?
RESPONSE: The applicant is coordinating directly with DPW and the contractor on this.
20. I understand that in your discussion with the Fire Marshall you will need to extend the sprinkler system to cover the new room.
RESPONSE: This is correct. The applicant will schedule this work once the project is approved.
21. It was suggested that you remove the Japanese Knotweed at the southwest corner. I would probably include a condition on the approval recommending that you do this.
RESPONSE: This has been noted on Sheet C1 of the plan set with BMP's for the removal added to Sheet D2.

22. Do you have any questions or concerns at this point?

RESPONSE: No response necessary.

In addition to the above listed revisions, the following changes have been made to the plans as a result of comments received at the July 23, 2025 Planning Board meeting.

- A Vehicle Turning Template for a delivery truck was added to Sheet T1. This would be similar in dimensions to a trash truck.
- The utility pole to be relocated during the Madbury Road improvements project was listed as such on the plans (rather than to remain).
- A note has been added to the landscaping plan that any trees outside of the clearing limits that are deemed necessary to be removed by the contractor or owner, or are damaged during construction, along the southern property line are to be replaced.

Fifteen (15) copies of this letter in addition to the following items are provided in support of this Response:

1. Two (2) Revised Drainage Analysis.
2. Two (2) Stormwater Operation & Maintenance Manuals.
3. Three (3) Full Size Plan Sets.
4. Fifteen (15) 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, DWS 35 LLC (via email)