

**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898

**AUDREY CLINE**  
Zoning Administrator  
Code Enforcement Officer  
Health Officer

TEL: (603) 868-8064  
acline@ci.durham.nh.us

### Decision or Order of the Building Inspector/Code Enforcement Officer

*175-12. Administrative Appeals.*

*Any person who believes that the Zoning Administrator has made an error in the interpretation or application of the provisions of this Ordinance, may appeal such determination to the Zoning Board of Adjustment as an administrative appeal under the provisions of Section 175-19. If the Board finds that the Zoning Administrator erred in his/her interpretation of the Ordinance, it shall modify or reverse the decision accordingly.*

*175.19. Powers and Duties*

*B. In exercising the above-mentioned powers, the Board may, in conformity with the provisions hereof, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from and may make such order or decision as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken.*

**Applicant:** 121 Tech Owner LLC, 55 Cambridge Street Unit 202, Burlington MA 01803

**Date of order:** April 28, 2026

**Deadline for application for appeal:** May 29, 2026

**Decision or Order of the Building Inspector/Code Enforcement Officer:**

Building Permit number 2026-00113 dated April 22, 2026 for property located at 121 Technology Drive, Durham, is **DENIED** as the proposal is not permitted under Durham's Zoning Ordinances below:

***175-62. Prohibited Uses in the WCOD.***

*Any use that is not identified as a permitted use in 175-60 or a conditional use in 175-61 shall be a prohibited use.*

(Note: 175-61 Permitted with CU: driveways, access ways, but not including **parking areas**)

By Durham's Building Inspector/Code Enforcement Officer:

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Audrey Cline CEO



**TOWN OF DURHAM  
ZONING BOARD OF ADJUSTMENT**  
8 NEWMARKET RD  
DURHAM, NH 03824  
PHONE: 603/868-8064  
www.ci.durham.nh.us

**VARIANCE**

**Prior to seeking a variance, the property owner must have been denied a building permit by the Building Inspector or denied approval by the Planning Board.**

Name of Applicant 121 Tech Owner LLC

Address: 55 Cambridge Street, Unit 202, Burlington, MA 01803

Phone # (781) 272-2899 Email: info@rjk.com

Owner of Property Concerned Same  
(If same as above, write "Same")

Address: Same  
(If same as above, write "Same")

Location of Property: 121 Technology Drive, Durham, NH 03824  
(Street & Number)

Tax Map & Lot number Map 204 Lots 1 & 2

A Variance is requested from Article(s) 175 Section(s) 60 of the Zoning Ordinance to permit:

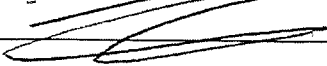
parking spaces within the WCOD buffer.

**All applications must include a statement explaining how the applicant meets each of the five (5) statutory requirements for granting a variance, (A) through (E), which are found on page 2. The Zoning Board of Adjustment may consider the variance application incomplete if these five statements have not been addressed. In addition, all applications must be accompanied by adequate plans and exhibits.**

**Owner Authorization and Signature:**

Bernstein Shur P.A. & Keach-Nordstrom Associates, Inc.

1. I/we do hereby authorize \_\_\_\_\_ to file this application with the Zoning Board of Adjustment, to appear before the Board and to act on my/our behalf.
2. I/we do hereby authorize members of the Zoning Board of Adjustment and/or staff to enter upon the property on the afternoon prior to the Zoning Board meeting for purposes of reviewing this application.
3. To the best of my/our knowledge the information contained in this application is complete and accurate.

Owner's Signature(s):  Date: 04/21/2026

Owner's Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

PRINTED NAME(S): BRANDON KELLY Date: 04/21/2026

PRINTED NAME(S): \_\_\_\_\_ Date: \_\_\_\_\_

**121 Tech Owner LLC  
121 Technology Drive  
Tax Map 204, Lots 1&2  
Variance Addendum**

**Introduction**

Having previously redeveloped 121 Technology Drive from an aging industrial/office building to a 507,000-square-foot Class A multi-tenant high-tech manufacturing facility, 121 Tech Owner LLC (the "Applicant") is now proposing to expand the existing industrial complex through the construction of two new 162,000-square-foot single-story industrial buildings. Tax Map 201, Lot 2 is ±142.77 acres presently improved by the existing facility. Tax Map 201, Lot 1, is ±32.91 acres abutting Lot 2 to the west (Lot 1 and Lot 2, herein, collectively, the "Property"). The Property is in the Office, Research and Light Industry (ORLI) zoning district. As defined in Article XIII of the Durham Zoning Ordinance, portions of the property are also in the Wetland Conservation Overlay District (WCOD) and subject to a 75-foot upland buffer as described in Ordinance Section 175-59.

Pursuant to Section 175-61(A), the "construction of streets, roads, driveways [and] access ways" and the "construction of non-residential building[s]" are permitted as conditional uses in the WCOD to be approved by the Planning Board. Parking areas, however, are not permitted uses in the WCOD. Due to limited portions of the Applicant's proposed parking lot encroaching into the WCOD buffer area, the Applicant now seeks a variance from Section 175-60 (Permitted Uses in the WCOD) in furtherance of its development proposal to allow for ±72 parking spaces of the total 450 proposed spaces (16%) to be in the 75' buffer zone.

**Variance Criteria**

**(A) The variance will not be contrary to the public interest;**

For a variance to be contrary to the public interest, the proposal must conflict with the ordinance in an overly impactful manner such that it violates the ordinance's basic zoning objectives. The relevant tests are (1) whether the proposal will alter the essential character of the neighborhood; and (2) whether it threatens the public health, safety or welfare. The dominant feature of the immediate neighborhood is the Applicant's existing high-tech manufacturing facility. The nearest abutter on Technology Drive is The Cottages of Durham housing development, which is separated from the Property by a significant woodland buffer and undevelopable wetland system. Various University of New Hampshire campus improvements, including the Woodman Research Farm and Observatory are located across State Route 4. The proposed development will not change the essential character of the neighborhood, as evidenced by the fact that such development is allowed by-right without variance relief in the ORLI zone. Similarly, the proposed variance relief for the wetland buffer impacts are minimal given the scale of the proposed project.

Regarding the public, health, safety and welfare, the variance is necessary to separate truck and vehicle site access and circulation, which improves public safety for users of the Property. The proposal will not generate undue traffic, noise, or other detrimental effects. To ensure the protection of the Oyster River watershed, erosion control and construction sequencing will be required and reviewed by NHDES as part of the Wetlands Permit process and the project will file with the EPA for a NPDES Construction General Permit. Further, the project will include a stormwater management design to meet or exceed the water quality and quantity criteria of the Town and NHDES in the permanent case.

**(B) The spirit of the ordinance is observed;**

Because it is in the public's interest to uphold the spirit of the ordinance, the New Hampshire Supreme Court has held that these two criteria are related. If an application meets the first criterion, it almost certainly meets the second. *See Farrar v. City of Keene*, 158 N.H. 684 (2009). Section 175-51 outlines the intent of the ORLI district, specifically stating "The purpose of the Office, Research and Light Industry District is to provide areas in Durham to accommodate a wide range of businesses that create employment and contribute to the town's economic vitality." The proposal is an addition to a thriving business development, and clearly complies with the spirit of the ORLI regulations.

Regarding the overlay district, Section 175-58 of the Zoning Ordinance states of the WCOD, "The Wetland Conservation Overlay District (WCOD) is an overlay district intended to protect the quality and functioning of wetlands throughout the Town by managing the use of the wetland and the upland buffer adjacent to the wetland in coordination with the state dredge and fill permit system." The Applicant is proposing reasonable development designed to meet and exceed the NHDES standards to protect the area and the watershed. Of note, along the northern construction limits of the site, the design anticipates that the parking spaces will be downgradient of the wetland system due to required grading of the area. As such, in the developed case, this area will not constitute an "upland buffer" insomuch as it does currently. Further, the design contemplates a jointly-located loading apron for the two buildings, reducing the overall width of the development by approximately 70 feet to limit and eliminate impacts to buffers and wetland systems that would otherwise be recognized by traditional patterns of industrial development. The Applicant is only seeking relief to install impervious surfaces within 75 feet of the wetlands for 72 parking spaces and associated drive aisles. All other WCOD setbacks and performance standards will be strictly observed, including the Conditional Use process for the building and the driveways. Therefore, this request complies with the spirit of the Zoning Ordinance.

**(C) Substantial justice is done;**

The New Hampshire Supreme Court has held that measuring substantial justice requires balancing public and private rights. "Perhaps the only guiding rule is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." *Harborside Assocs., L.P. v. Parade Residence Hotel, LLC*, 162 N.H. 508, 515 (2011). If this variance is denied, the loss to the

Applicant is that it would be forced to redesign the site in a manner that would include less building area, thus impacting not only the development's viability, but also the ability to add employment and increased tax base to the community. The public gain from strict enforcement is *de minimis* at best, and a public loss at worst, because the site and limited encroachments will be engineered with stormwater management installed to avoid measurable watershed risk. There is no gain, and may in fact be a penalty, to the public at large in denying this variance, as it would prevent significantly developable acreage being dedicated to creating employment and contributing to the Town's economic vitality. "The general public would realize no appreciable gain from denying" the variance request. See *U-Haul Co. of New Hampshire & Vermont v. City of Concord*, 122 N.H. 910, 913 (1982). As such, substantial justice is done by granting the variance to allow a minimal wetland buffer encroachment at the edge of the proposed development.

**(D) The values of surrounding properties are not diminished; and**

As the Supreme Court recognized in *Simplex Technologies v. Town of Newington*, landowners have constitutional rights to use their property. See 145 N.H. 727, 731 (2001). A variance may be granted if "the variance will not diminish the value of surrounding properties." See *Malachy Glen*, 155 N.H. at 105. In considering the present variance request, the question the Zoning Board of Adjustment must ponder is not whether the development proposal would diminish the value, but whether the *variance* would diminish the value of a surrounding property. This distinction is important to protect the constitutional rights of landowners recognized and protected in the *Simplex* decision. The proposed internal roadway will be nearly imperceptible from any other property as there is significant buffering through distance and tree cover. Furthermore, since the original redevelopment of the Property was proposed, this area has been designated for future development, so it is not unexpected that the additional buildings are being proposed. Finally, the properties owned by the University are generally impervious to market fluctuations as they generally are not sold, but will still not be affected by undue noise, light, or traffic from the Property. There is therefore no basis to conclude that granting the variance would diminish the value of any of the other properties in the area.

**(E) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. (b)(1) For purposes of this subparagraph I(a)(2)(E), "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:**

The Property is immediately distinguishable from those in the area due to its location at the end of Technology Drive, and the large commercial improvements already present. It is strategically located adjacent to NH Route 4 with easy access to I-95 and the entire New England region, and the facility can serve a wide array of tenants. The Property is significantly larger than any nearby in the ORLI zone. Finally, the Property is buffered to the north by the utility right of way, to the east by Route 4, and to the south and west by wetlands and a forest buffer, thus minimizing effects on surrounding properties. The presence of wetlands at the edges of the site, and related sloping topography, narrows the location where development can be sited on the Property.

**(A) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and**

As noted, the proposal complies with the regulations of the underlying ORLI zoning. Regarding the WCOD, despite the limited buffer encroachment, the proposal has still been designed to meet the goals of Section 175-58(A). Namely, to:

- A. Protect the water quality of wetlands by appropriately managing stormwater runoff, siltation and sedimentation, and the construction or alteration of allowed or pre-existing buildings and structures;
- B. Minimize flooding and flood damage by preserving the flood storage capacity of wetlands;
- C. Protect wildlife and fisheries habitats and wetlands vegetation;
- D. Maintain stream flow and groundwater recharge; and
- E. Conserve natural beauty and scenic quality.

Water quality will be protected through an engineered stormwater management system to be vetted and approved by the Planning Board, Conservation Commission, and NHDES. The proposal will not pose a significant flood risk due to the limited nature of the encroachment, but again, the stormwater management's detention and retention system will mitigate the impacts of the development. Regarding wildlife, the buildings and related improvements have been located in an area that minimizes these risks and complies with the 250' Shoreland Protection Buffer from the Oyster River. Stream flow and recharge will be maintained through the stormwater management system, to the extent they are affected. Finally, the conservation of natural beauty is somewhat at odds with the development goals of the ORLI, but the Applicant has been mindful of maintaining natural buffers whenever possible.

As a result, strictly applying the WCOD would represent a hardship where the Property could be developed in compliance with the ORLI regulations without significant deviation from the goals of the WCOD.

**(B) The proposed use is a reasonable one.**

For the foregoing reasons, which are incorporated herein by reference, the proposed use is reasonable. Moreover, industrial uses are permitted by right on the Property under the ORLI regulations and uses permitted by right are *per se* reasonable under New Hampshire law. See *Malachy Glen Assocs., Inc. v. Town of Chichester*, 155 N.H. 102, 107 (2007).

**Book:4967 Page:908**

RECORDING REQUESTED BY, AND  
AFTER RECORDATION RETURN TO:

First American Title Insurance Company  
1380 17th Street  
Denver, CO 80202

E-Doc # 210021145  
Book 4967 Page 908

10/19/2021 12:09:26 PM  
Page 1 of 13

MAIL TAX STATEMENTS TO:

Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP STA187909 25.00  
TRANS TAX ST856281 315,000.00

### QUITCLAIM DEED

That LEXINGTON DURHAM LIMITED PARTNERSHIP, a Delaware limited partnership (f/k/a PREFCO XXV Limited Partnership) ("Grantor"), having an address of c/o Lexington Realty Trust, One Penn Plaza, Suite 4015, New York, NY 10119, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, ALIENATED, CONVEYED AND CONFIRMED and by these presents does hereby GRANT, BARGAIN, SELL, ALIENATE, CONVEY AND CONFIRM and by these presents does convey and specially warrant to 121 TECH OWNER LLC, a Delaware limited liability company ("Grantee"), having an address at 55 Cambridge Street, Burlington, Massachusetts 01803, all of its right, title and interest in all that certain parcel or parcels of land in the County of Strafford, Towns of Durham and Lee, New Hampshire, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all of Grantor's right, title and interest, if any, in and to all streets and roads abutting the said parcel or parcels (the "Property").

Said Property is conveyed subject to all taxes and other assessments for the 2021-2022 fiscal year and subsequent years, any matters which would be shown or discovered by a survey of the hereinabove described property, all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record or referenced therein, existing leases, licenses and all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the hereinabove described property as now reflected by the land records of the County of Strafford, New Hampshire.

First American Title Insurance  
National Commercial Services  
NCS- 967753 (1) CO

**TOGETHER WITH** all right, title and interest of Grantor as the fee owner of, and in and to all buildings and improvements now located on the Property and hereafter located or erected thereon, whether below or above grade level, as well as all the fixtures and systems located therein and thereon, (all such buildings, improvements, fixtures and systems being collectively referred to as the "Improvements"), which are intended to be and remain real property and to be and remain the sole and exclusive property of Grantee and its successors and assigns.

Grantor hereby binds itself and its successors to warrant and forever defend the right and title to the Premises and the Improvements unto Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor but no others.

**TO HAVE AND TO HOLD** said Property, and all privileges and appurtenances including, without limitation, all easements thereto belonging, unto Grantee and its successors and assigns, and to have and to hold the Improvements unto Grantee and its successors and assigns forever.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

[Signature page follows.]

IN WITNESS WHEREOF, the foregoing instrument has been executed by the Grantor, as of this 12 day of October, 2021.

LEXINGTON DURHAM LIMITED PARTNERSHIP,  
a Delaware limited partnership

By: Lexington Durham LLC,  
Its general partner

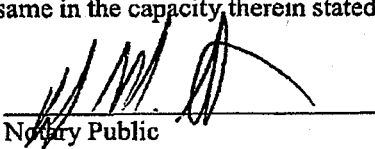
By: LXP Manager Corp.,  
Its Manager

By:   
Joseph Bonventre, Vice President

State of New York

County of Suffolk

On this the 5<sup>th</sup> day of October, 2021, before me, the undersigned officer, personally appeared Joseph Bonventre, the Vice President, of and on behalf of LXP Manager Corp., the manager of Lexington Durham, LLC, the general partner of Lexington Durham Limited Partnership, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

  
Notary Public

[SEAL]

JOSEPH MICHAEL GITTO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02G18319335  
Qualified in Suffolk County  
My Commission Expires 02-17-2023

My Commission Expires:

Exhibit A  
Legal Description  
121 Technology Drive, Durham, NH

Three certain tracts of land, together with the building and other improvements thereon, two (2) of which are situate in Durham, County of Strafford, State of New Hampshire, and one of which is situated partly in Durham and partly in Lee, County and State aforesaid, and being more particularly bounded and described as follows:

TRACT 1: LOT 10-4

A certain tract or parcel of land, with the buildings and improvements thereon, situate in Durham, County of Strafford, State of New Hampshire, shown as New Lot 10-4 on a plan of land entitled "Land Title Plan, Tax Map 9, 6-2, 10-4 & for the proposed R.O.W. (Technology Drive) located on N.H. RTE 155-A, U.S. Route 4 and Beech Hill Road, Durham & Lee, NH, owner of record: Heidelberg Americas, Inc., dated March 28, 2001, drawn by Eric C. Mitchell & Assoc., Inc., to be recorded in the Strafford County Registry of Deeds, containing 138.73 acres (6,043,130 square feet) according to said plan, and being bounded and described, according to said plan, as follows:

Beginning at a point on the easterly sideline of Technology Drive at the Northwest corner of land of Harvey W. Woodward and running North  $33^{\circ} 48' 44''$  East, a distance of two hundred three and sixty-five hundredths (203.65) feet to a point; thence

Generally northeasterly along a curve having a radius of five hundred forty-three and no hundredths feet (543.00), a distance of one hundred eleven and thirty-three hundredths (111.33) feet to a point; thence

North  $22^{\circ} 03' 54''$  East, a distance of one hundred twenty-one and four hundredths (121.04) feet to a point; thence

Generally northerly and then easterly along a curve having a radius of one hundred and no hundredths (100.00) feet a distance of one hundred fifty-seven and eight hundredths (157.08) feet to a point; thence

North  $22^{\circ} 03' 54''$  East, a distance of one hundred and seventeen hundredths (100.17) feet to a point; thence

North  $70^{\circ} 19' 44''$  West, a distance of one thousand five hundred eighty-five and sixty-six (1,585.66) feet to a point; thence

Generally northwesterly and then northerly along a curve having a radius of one hundred seventy-five and no hundredths (175.00) feet, a distance of two hundred seventy-four and eighty-nine hundredths (274.89) feet and to a point; thence

North 19° 40' 16" East, a distance of four hundred thirty and no hundredths (430.00) feet to a point; thence

In a generally northerly direction along a curve having a radius of two hundred twenty-five and no hundredths (225.00) feet, a distance of one hundred seventeen and eighty-one hundredths (117.81) feet and to a point; thence

North 10° 19' 44" West, a distance of one hundred eighty-two and eighty-seven hundredths (182.87) feet to a point; thence

In a generally northeasterly direction along a curve having a radius of twenty-five and no hundredths (25.00) feet, a distance of thirty-seven and ninety hundredths (37.90) feet and to a point where the easterly limit of Technology Drive intersects the southerly limit of Beech Hill Road; thence

North 76° 32' 33" East, a distance of eighty-five and ninety-seven hundredths (85.97) feet to a drill hole; thence

North 82° 00' 52" East, a distance of one hundred sixty-nine and twenty-four hundredths (169.24) feet to a drill hole; thence

North 86° 21' 13" East, a distance of one hundred two and thirty-five hundredths (102.35) feet to a drill hole; thence

South 81° 41' 55" East, a distance of three hundred thirty-eight and seventy-two hundredths (338.72) feet to a drill hole; thence

North 86° 44' 57" East, a distance of four hundred seven and ninety-one hundredths (407.91) feet to a drill hole; thence

North 78° 26' 50" East, a distance of one hundred fourteen and fifty-nine hundredths (114.59) feet to a drill hole; thence

North 72° 36' 46" East, a distance of four hundred sixty-one and twenty-five hundredths (461.25) feet to a point; thence

North 82° 41' 03" East, a distance of eighty-four and sixty-one hundredths (84.61) feet to a point; thence

South 72° 15' 52" East, a distance of forty-five and seventy-five hundredths (45.75) feet to a point; thence

North 86° 37' 35" East, a distance of sixty-six and forty hundredths (66.40) feet to a point marking the northwesterly corner of land of Harvey and Jean Woodward; thence

South 08° 50' 41" West, a distance of seventy-one and thirty-one hundredths (71.31) feet to a point; thence

South 01° 03' 04" West, a distance of two hundred and seventy-three hundredths (200.73) feet to a point; thence

South 03° 27' 31" West, a distance of eighty-five and seventeen hundredths (85.17) feet to a point; thence

South 00° 56' 29" West, a distance of one hundred thirty-eight and twenty hundredths (138.20) feet to an iron pin; thence

South 02° 40' 39" West, a distance of two hundred seventeen and eighty-eight hundredths (217.88) feet to a point; thence

South 04° 42' 59" West, a distance of two hundred fifty-seven and thirty hundredths (257.30) feet to an iron pin; thence

South 73° 38' 28" East, a distance of forty-four and fifty hundredths (44.50) feet to a point; thence

South 59° 05' 06" East, a distance of eighty-six and sixty-seven hundredths (86.67) feet to an iron pin; thence

South 70° 41' 19" East, a distance of fifty-eight and thirty-five hundredths (58.35) feet to a point; thence

South 87° 04' 29" East, a distance of sixty-two and ninety hundredths (62.90) feet to a point; thence

South 69° 33' 39" East, a distance of sixty-eight and ninety-two hundredths (68.92) feet to a point; thence

South 56° 25' 59" East, a distance of two hundred fourteen and thirty-five hundredths (214.35) feet to a point; thence

South 43° 21' 59" East, a distance of two hundred thirty-nine and eighty-three hundredths (239.83) feet to a drill hole; thence

South 85° 05' 47" East, a distance of two hundred thirty-nine and sixty-three hundredths (239.63) feet to an iron pin; thence

North 87° 15' 05" East, a distance of seventy and thirty-three hundredths (70.33) feet to an iron pin; thence

South 83° 27' 36" East, a distance of thirty-eight and three hundredths (38.03) feet to a point; thence

South 63° 04' 11" East, a distance of one hundred forty-six and eighty hundredths (146.80) feet to an iron pin; thence

North 09° 57' 18" East, a distance of three hundred twenty one and twenty-seven hundredths (321.27) feet to a drill hole; thence

North 16° 03' 02" East, a distance of five hundred thirty-five and fifty-nine hundredths (535.59) feet to an iron pin on the southerly limit on Beech Hill Road; thence

North 84° 24' 50" East, a distance of seventy-two and two hundredths (72.02) feet to a drill hole; thence

North 82° 33' 00" East, a distance of one hundred thirty-five and seventy-three hundredths (135.73) feet to an iron pin; thence

North 75° 24' 52" East, a distance of three hundred eight and eight hundredths (308.08) feet to a drill hole; thence

North 70° 48' 12" East, a distance of one hundred sixteen and thirty-nine hundredths (116.39) feet to a drill hole; thence

North 66° 08' 11" East, a distance of one hundred four and eleven hundredths (104.11) feet to a drill hole; thence

North 68° 11' 50" East, a distance of one hundred fifteen and eighty hundredths (115.80) feet to a drill hole; thence

North 76° 27' 52" East, a distance of fifty-seven and ninety hundredths (57.90) feet to a drill hole; thence

North 59° 52' 28" East, a distance of ninety-four and fifty-nine hundredths (94.59) feet to a drill hole; thence

North 47° 26' 49" East, a distance of thirty-two and thirty-seven hundredths (32.37) feet to a drill hole; thence

North 58° 49' 42" East, a distance of one hundred nine and ninety-seven hundredths (109.97) feet to an iron pin; thence

North 60° 13' 18" East, a distance of one hundred eighty-five and sixty-six hundredths (185.66) feet to a drill hole; thence

North 65° 57' 54" East, a distance of one hundred eighteen and five hundredths (118.05) feet to a drill hole; thence

North 64° 33' 50" East, a distance of eighty and eighty hundredths (80.80) feet to a drill hole; thence

North 72° 59' 33" East, a distance of one hundred seventy-one and forty hundredths (171.40) feet to a drill hole; thence

North 76° 49' 19" East, a distance of ninety-six and sixty-six hundredths (96.66) feet to a drill hole marking a corner in line of land of Margaret Redhouse; thence

South 07° 19' 48" East, a distance of four hundred sixty-seven and fifty-seven hundredths (467.57) feet to an iron pin; thence

North 75° 10' 04" East, a distance of forty-eight and sixty-four hundredths (48.64) feet to a point; thence

North 77° 35' 23" East, a distance of three hundred and sixty-six hundredths (300.66) feet to a point; thence

North 83° 23' 55" East, a distance of one hundred forty-three and forty-eight hundredths (143.48) feet to a drill hole in the westerly line of land of the University of New Hampshire; thence

South 12° 36' 07" West, a distance of one hundred and eleven hundredths (100.11) feet to a drill hole; thence

South 20° 37' 26" West, a distance of forty-six and ninety-nine hundredths (46.99) feet to a point on the northwesterly limit of U.S. Route 4; thence

In a generally southwesterly direction along a curve having a radius of two thousand seventy-three and eighty-six hundredths (2,073.86) feet, a distance of three hundred thirty-seven and four hundredths (337.04) feet to a point; thence

Continuing in a generally southwesterly direction along a curve having a radius of two thousand seventy-three and eighty-six hundredths (2,073.86) feet, a distance of one thousand sixty and thirteen hundredths (1060.13) feet to a point; thence

Continuing in a general southwesterly direction along a sloping and twisting curve with a chord of South 44° 19' 27" West, a distance of three hundred sixty-four and eighty-nine hundredths (364.89) feet to a bound; thence

South 42° 32' 18" West, a distance of eight hundred thirty-four and forty-two hundredths (834.42) feet to a bound; thence

South 42° 31' 57" West, a distance of nine hundred thirty-five and forty-three hundredths (935.43) feet to an iron pin; thence

South 42° 30' 36" West, a distance of one hundred eight and seventy-six hundredths (108.76) feet to abound marking the northeasterly corner of land of Harvey Woodward; thence

North 70° 38' 50" West, a distance of one thousand five hundred seven and sixty-seven hundredths (1507.67) feet to the point of beginning.

TRACT 2: ROADWAY PARCEL

Beginning at a point, at the northwesterly end of Technology Drive, said point being the POINT OF BEGINNING; thence

North 22°03'54" East, a distance of 121.04 feet to a point; thence,

By a curve to the left having a radius of 100.00 feet and a central angle of 83°42'29" northerly along the arc a distance of 146.10 feet to a point; thence,

North 61°38'35" West, a distance of 255.71 feet to a point; thence

North 70°19'44" West, a distance of 1,039.88 feet to a point; thence,

By a curve to the right having a radius of 225.00 feet and a central angle of 90°00'01" northwesterly along the arc a distance of 353.43 feet to a point; thence,

North 19°40'16" East, a distance of 430.00 feet to a point; thence,

By a curve to the left having a radius of 175.00 feet and a central angle of 30°00'00" northerly along the arc a distance of 91.63 feet to a point; thence,

North 10°19'44" West, a distance of 179.55 feet to a point, thence

By a curve to the left having a radius of 25.00 feet and a central angle of 91°48'54" northwesterly along the arc a distance of 40.06 feet to a point to the southerly side of Beech Hill Road; thence,

North 77°51'22" East, along Beech Hill Road a distance of 93.24 feet to the point; thence,

North 76°32'33" East along Beech Hill Road a distance of 6.25 feet to a point; thence,

By a non tangent curve to the left, a radius of 25.00 feet southwesterly along the arc, through a central angle of 68°08'57", a distance of 37.90 feet to a point, said curve having a chord length of 34.38 and direction of South 33°06'24" West; thence,

South 10°19'44" East, a distance of 182.86 feet to a point; thence,

By a curve to the right having a radius of 225.00 feet and a central angle of 30°00'00" southerly along the arc a distance of 117.81 feet to a point; thence,

South 19°40'16" West, a distance of 430.00 feet to a point; thence,

By a curve to the left having a radius of 175.00 feet and a central angle of 89°59'59" southeasterly along the arc a distance of 274.89 feet to a point; thence,

South 70°19'44" East, a distance of 1,585.66 feet to a point; thence,

South 22°03'54" West, a distance of 100.17 feet to a point; thence

By a non tangent curve to the left, a radius of 100.00 feet southwesterly along the arc, through a central angle of 89°59'50", an arc distance of 157.08 feet to a point. Said curve having a chord length of 141.42 feet and chord direction South 67°03'54" West; thence,

South 22°03'54" West, a distance of 121.04 feet to the northeasterly end of Technology Drive; thence,

North 67°56'06" West, across the northerly end of Technology Drive a distance of 100.00 feet to the point of beginning.

Containing 176,302.32 square feet or 4.047 acres, more or less.

**TRACT 3: LOT 6-2**

A certain tract or parcel of land, with any improvements thereon, situate in partly in Durham and partly in Lee, County of Strafford, State of New Hampshire, shown as New Lot 6-2 on a plan of land entitled "Land Title Plan, Tax Map 9, 6-2, 10-4 & for the proposed R.O.W. (Technology Drive) located on N.H. RTE 155-A, U.S. Route 4 and Beech Hill Road, Durham & Lee, NH, owner of record: Heidelberg Americas, Inc., dated March 28, 2001, drawn by Eric C. Mitchell & Assoc., Inc., to be recorded in the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a bound set or found on the westerly sideline of Technology Drive which point is the northeasterly corner of land of William and Edna Woodward and running North 70° 38' 50" West, a distance of one thousand four hundred ninety-eight and ninety-six hundredths (1,498.96) feet to a bound; thence

South 18° 34' 57" West, a distance of eighty and no hundredths (80.00) feet a bound ("Tie Bound # 1") marking a corner in line of said Woodward land (Tie Bound #1 being located North 86° 39' 09" East, a distance of one hundred seventeen and eighty three hundredths [117.83] feet from about located on land of Mary Wilson, said last mentioned bound being hereinafter referred to as "Tie Bound # 2"); thence

Continuing South 18° 34' 57" West, a distance of forty six (46) feet, more or less, to a point on the thread of the Oyster River marking a corner in line of said land of Mary Wilson; thence

In a general northerly meandering direction by the thread of the Oyster River, a distance of one thousand nine hundred thirty-five (1,935±) feet, more or less to a point on the thread of said River marking a corner in line of land of DMF Farming LLC; thence

South 63° 43' 52" East, a distance of eighty one (81) feet, more or less, to a bound (said bound being located North 00° 42' 13" West, a distance of one thousand four hundred eighty-four and fifty-one hundredths [1,484.51] feet from Tie Bound # 2); thence

South 88° 25' 55" East, a distance of thirty-two and forty-four hundredths (32.44) feet to a point; thence

South 76° 44' 56" East, a distance of forty-five and fifty-one hundredths (45.51) feet to a point; thence

North 88° 52' 37" East, a distance of ninety-six and forty-one hundredths (96.41) feet to a point; thence

North 82° 14' 12" East, a distance of forty-eight and sixteen hundredths (48.16) feet to a point; thence

North 76° 33' 19" East, a distance of two hundred two and seventy-five hundredths (202.75) feet to a point; thence

North 77° 51' 22" East, a distance of seventy-nine and fifty-four hundredths (79.54) feet to a point; thence

In a generally southerly direction along a curve having a radius of twenty-five (25.00) feet, a distance of forty and six hundredths (40.06) feet to a point; thence

South 10° 19' 44" East, a distance of one hundred seventy-nine and fifty-five hundredths (179.55) feet to a point; thence

In a generally southerly direction along a curve having a radius of one hundred seventy-five and no hundredths (175.00) feet, a distance of ninety-one and sixty-three hundredths (91.63) feet to a point; thence

South 19° 40' 16" West, a distance of four hundred thirty and no hundredths (430.00) feet to a point; thence

In a generally southeasterly direction along a curve having a radius of two hundred twenty-five and no hundredths (225.00) feet, a distance of three hundred fifty-three and forty-three hundredths (353.43) feet to a point; thence

South 70° 19' 44" East, a distance of one thousand thirty-nine and eighty-eight hundredths (1,039.88) feet to a point; thence

South 61° 38' 35" East, a distance of two hundred fifty-five and seventy-one hundredths (255.71) feet to a point; thence

In a generally southwesterly direction along a curve having a radius of one hundred and no hundredths (100.00) feet, a distance one hundred forty-six and ten hundredths (146.10) feet to a point;

South 22° 03' 54" West, a distance of one hundred twenty-one and four hundredths (121.04) feet to a point; thence

In a generally southwesterly direction along a curve having a radius of four hundred forty-three and no hundredths (443.00) feet, a distance of ninety and eighty-three hundredths (90.83) feet to a point; thence

South 33° 48' 44" West, a distance of two hundred twenty-nine and forty-four hundredths (229.44) feet to the point of beginning.

#### TRACT 4: SIGN EASEMENT

Reservation of an exclusive easement area for the installation of business identification signage adjacent to Route 155A as set forth in the Deed of Dedication by Lexington Durham Limited Partnership (f/k/a PREFCO XXV Limited Partnership) to the Town of Durham dated September 12, 2019, recorded with said Registry at Book 4689, Page 1004, bounded and described as follows:

An existing sign easement located in the proposed roadway dedication located in the Town of Durham, County of Strafford, State of New Hampshire, and shown on a plan entitled "Proposed Roadway Dedication Plan, Tax Map 9 Lot 10-4 (Technology Drive) NH Route 155-A, Durham, NH Owner: Lexington Durham Limited Partnership (FNA Prefco XXV Ltd. Partnership) Dated May 26, 2011, Scale: 1" = 120', last revised on 6/06/2011 and prepared by Eric C. Mitchell & Associates, Inc. to be recorded herewith and further described as follows:

Beginning at a granite bound on the northerly side of NH Route 155-A at the southeasterly corner of the herein described premises, said bound is located at the southwesterly corner of land now or formerly Harvey W. Woodward; thence

North 67°01'16" West along said NH Route 155-A, a distance of 15.00 feet to a point; thence

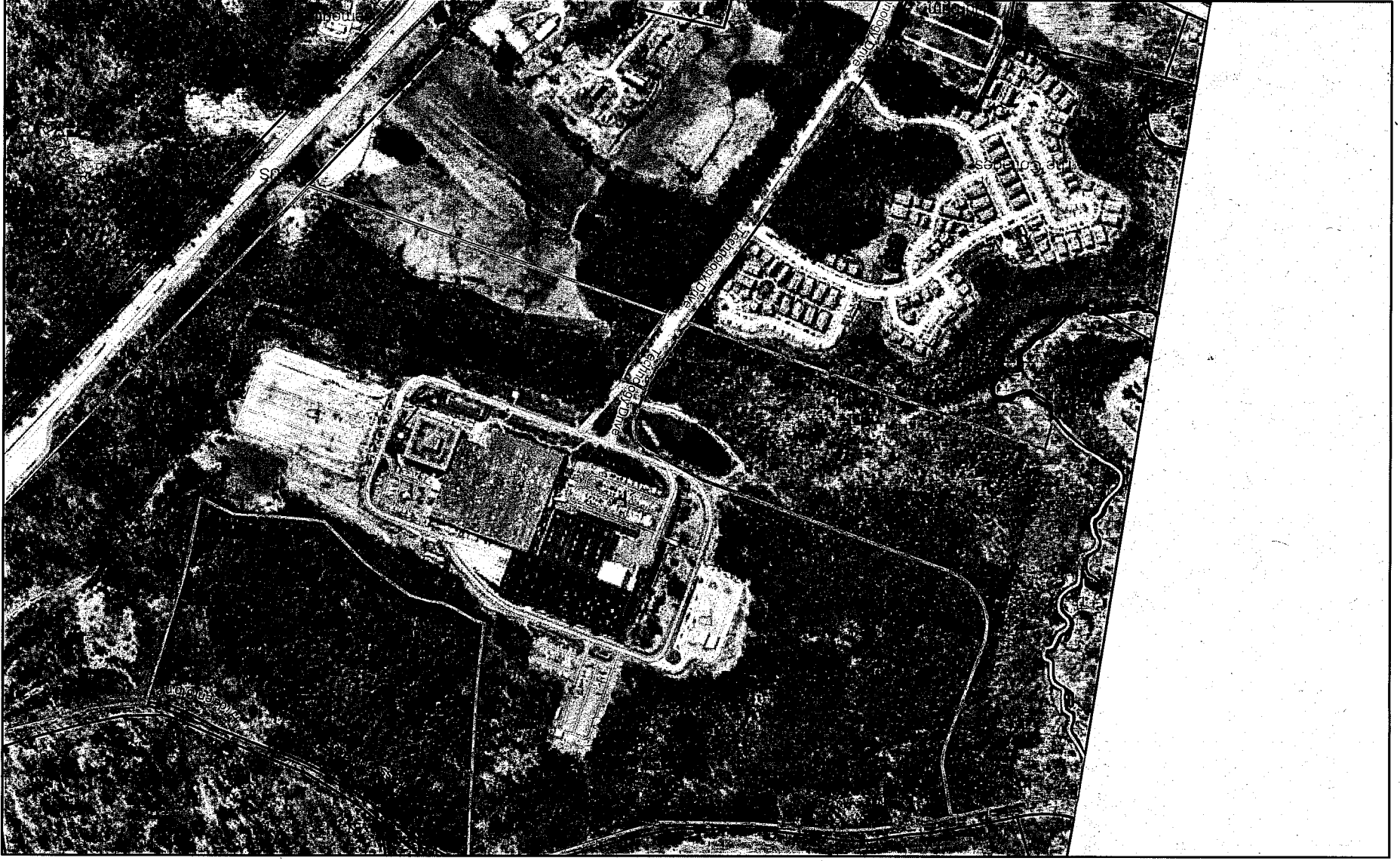
North 22°52'40" East, a distance of 100.00 feet to a point; thence

South 67°01'16" East, a distance of 15.00 feet to a point on the westerly side of said Woodward land; thence

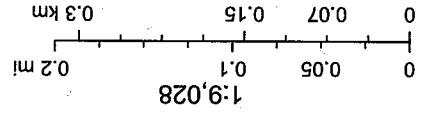
South 22°52'40" West along land of said Woodward, a distance of 100.00 feet to a the point of beginning.

Said Sign Easement contains approximately 1,500 square feet and is subject to all matters shown on said plan.

4/21/2026, 2:12:02 PM



Town of Durham



Neemap, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

The Town of Durham shall assume no liability for any errors.

# BEECH HILL ROAD

**Location** BEECH HILL ROAD

**Mblu** 204 / 1/0 0/0

**Owner** 121 TECH OWNER LLC

**Assessment** \$61,014

**Appraisal** \$244,200

**PID** 999

**Building Count** 1

**Location**

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$244,200	\$244,200

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$61,014	\$61,014

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

**Owner** 121 TECH OWNER LLC

**Sale Price** \$21,000,000

**Co-Owner**

**Certificate**

**Address** 55 CAMBRIDGE STREET  
BURLINGTON, MA 01803

**Book & Page** 4967/0908

**Sale Date** 10/19/2021

**Instrument** 21

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
121 TECH OWNER LLC	\$21,000,000		4967/0908	21	10/19/2021
LEXINGTON DURHAM LIMITED PARTNERSHIP	\$0		0000/0000		02/17/2004
PREFCO XXV LTD PARTNERSHIP	\$0		2291/0399	1N	04/03/2001
HARRIS GRAPHICS CORPORATION	\$0		0000/0000		

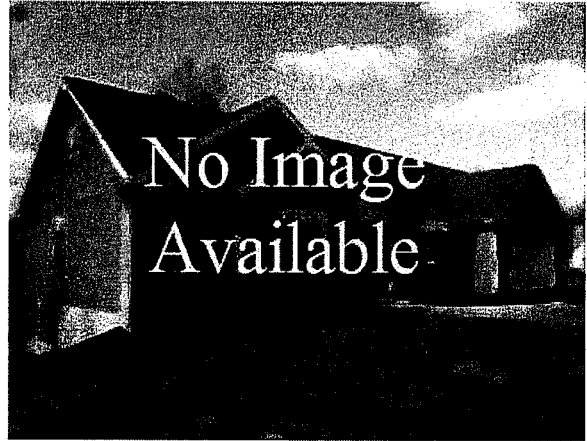
**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Color	
Fndtn Cndtn	
Basement	

**Building Photo**



(<https://images.vgsi.com/photos/DurhamNHPhotos//default.jpg>)

**Building Layout**

([ParcelSketch.ashx?pid=999&bid=999](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Parcel Information**

Use Code 6100  
 Description WP - UNMG - GD  
 Deeded Acres 32.91

**Land**

**Land Use**

Use Code 6100  
 Description WP - UNMG - GD  
 Zone ORLI  
 Neighborhood 50  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 32.91  
 Frontage 0  
 Depth 0  
 Assessed Value \$61,014  
 Appraised Value \$244,200

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$244,200	\$244,200
2024	\$0	\$244,200	\$244,200
2023	\$0	\$244,200	\$244,200

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$61,014	\$61,014
2024	\$0	\$60,920	\$60,920
2023	\$0	\$60,958	\$60,958

# 121 TECHNOLOGY DRIVE

**Location** 121 TECHNOLOGY DRIVE

**Mblu** 204 / 2/0 0/0

**Owner** 121 TECH OWNER LLC

**Assessment** \$41,118,463

**Appraisal** \$41,711,600

**PID** 1006

**Building Count** 1

**Location**

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$37,405,700	\$4,305,900	\$41,711,600

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$37,405,700	\$3,712,763	\$41,118,463

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

**Owner** 121 TECH OWNER LLC

**Sale Price** \$21,000,000

**Co-Owner**

**Certificate**

**Address** 55 CAMBRIDGE STREET  
BURLINGTON, MA 01803

**Book & Page** 4967/0908

**Sale Date** 10/19/2021

**Instrument** 21

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
121 TECH OWNER LLC	\$21,000,000		4967/0908	21	10/19/2021
LEXINGTON DURHAM LIMITED PARTNERSHIP	\$0		0000/0000		02/17/2004
PREFCO XXV LTD PARTNERSHIP	\$0		2291/0399	1N	04/03/2001
HARRIS GRAPHICS CORPORATION	\$0		0000/0000		06/01/1990

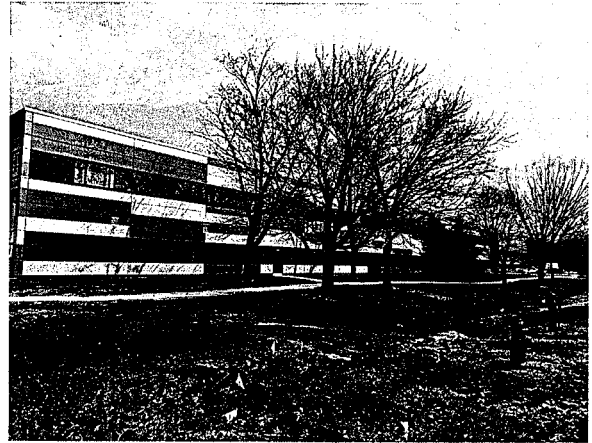
## Building Information

### Building 1 : Section 1

**Year Built:** 1986  
**Living Area:** 495,685  
**Replacement Cost:** \$55,987,374  
**Building Percent Good:** 58  
**Replacement Cost Less Depreciation:** \$32,472,700

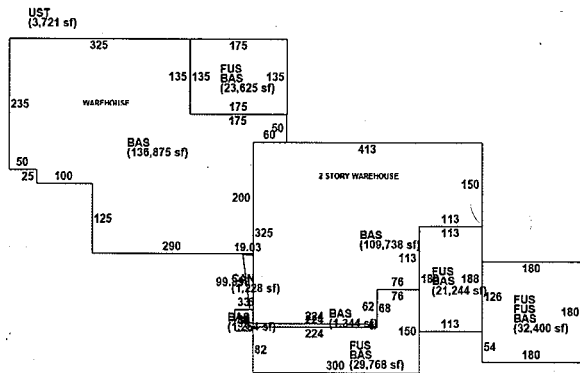
Building Attributes	
Field	Description
Style:	Research/Devel
Model	Commercial
Grade	Average
Stories:	2
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	RubberMembrane
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Minim/Masonry
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	R-D FACIL
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	4040
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

### Building Photo



(<https://images.vgsi.com/photos/DurhamNHPPhotos/A0007\121%20TECHN>)

### Building Layout



(ParcelSketch.ashx?pid=1006&bid=1006)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	356,248	356,248
FUS	Upper Story, Finished	139,437	139,437
CAN	Canopy	1,228	0
UST	Utility, Storage, Unfinished	3,721	0
		500,634	495,685

**Extra Features**

Extra Features				Legend
Code	Description	Size	Assessed Value	
SPR2	WET/CONCEALED	538205.00 S.F.	\$2,029,000	
LDL1	LOAD LEVELERS	7.00 UNITS	\$38,200	
MEZ1	MEZZANINE-UNF	3640.00 S.F.	\$50,700	
MEZ1	MEZZANINE-UNF	4418.00 S.F.	\$61,500	
MEZ1	MEZZANINE-UNF	1344.00 S.F.	\$18,700	
ELEV	ELEVATOR COMM	3.00 STOPS	\$145,300	
ELEV	ELEVATOR COMM	2.00 STOPS	\$96,900	

**Parcel Information**

Use Code 4040  
 Description R-D FACIL  
 Deeded Acres 142.77

**Land**

**Land Use**

Use Code 4040  
 Description R-D FACIL  
 Zone ORLI  
 Neighborhood 55  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 142.77  
 Frontage 0  
 Depth 0  
 Assessed Value \$3,712,763  
 Appraised Value \$4,305,900

**Outbuildings**

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value
PAV1	PAVING-ASPHALT			500000.00 S.F.	\$0
MSC38	PUMPHOUSE			1.00 UNIT	\$20,000
LT2	W/DOUBLE LIGHT			22.00 UNITS	\$24,400
LT1	LIGHTS-IN W/PL			52.00 UNITS	\$44,200
PAV2	PAVING-CONC			600.00 S.F.	\$0
MSC12	FREIGHT ELEVAT			1.00 UNIT	\$38,400
FN4	FENCE-8' CHAIN			84.00 L.F.	\$1,600
PKSP	PARKING SPACE			800.00 UNITS	\$2,000,000
PAT1	PATIO-AVG			4200.00 S.F.	\$44,100
GENC	Generator Comm			400.00 KW	\$320,000

**Valuation History**

Appraisal
-----------

Valuation Year	Improvements	Land	Total
2025	\$37,405,700	\$4,305,900	\$41,711,600
2024	\$19,103,100	\$4,305,900	\$23,409,000
2023	\$18,854,400	\$4,305,900	\$23,160,300

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$37,405,700	\$3,712,763	\$41,118,463
2024	\$19,103,100	\$3,712,140	\$22,815,240
2023	\$18,854,400	\$3,712,542	\$22,566,942

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## **Abutters List — 121 Technology Drive, Durham, NH**

**Subject Property:** 121 Technology Drive, Durham, NH

### **Abutters — Primary Entries (Owner of Record blocks):**

- 1. MOORE III TRUST, JOSEPH J**  
Address: 138 Lee Road, Durham, NH 03824
- 2. WOODWARD-LEGARD FAMILY REV TRUST**  
Address: 62 Stage Road, Nottingham, NH 03290
- 3. CUTTER BEECH HILL LLC**  
Address: 3 Front Street, Unit 411, Rollinsford, NH 03869
- 4. CUTTER BEECH HILL LLC**  
Address: 3 Front Street, Unit 411, Rollinsford, NH 03869
- 5. UNIVERSITY OF NEW HAMPSHIRE**  
Address: Office of the President, Thompson Hall, Durham, NH 03824
- 6. UNIVERSITY OF NEW HAMPSHIRE**  
Address: Office of the President, Thompson Hall, Durham, NH 03824
- 7. WOODWARD-LEGARD FAMILY REV TRUST**  
Address: 62 Stage Road, Nottingham, NH 03290
- 8. CDC NEW HAMPSHIRE, LLC**  
Address: NXS# TOWN27-442, P.O. Box 530292, Birmingham, AL 35253
- 9. WILSON, MARY ELLEN**  
Address: 20 Orchard Way, Lee, NH 03861
- 10. REDHOUSE FAMILY TRUST, MARGARET W**  
Address: 20 Sheep Road, Lee, NH 03861
- 11. D MH F FARMING LLC**  
Address: 20 Orchard Way, Lee, NH 03861

**Abutters — Municipal and Additional Owner Records:**

**12. Town of Lee**

Owner: LEE, TOWN OF; Address: 249 Calef Highway, Lee, NH 03861;

**13. TECCE, CHET JR, TRUSTEE (LOUISE TECCE REVOC LIVING TRUST)**

Address: 240 Mast Road, Durham, NH 03824;

**14. TECCE, CHESTER**

Address: 240 Mast Road, Durham, NH 03824 4601

**Related Corporate/Professional Contacts:**

**15. 121 Tech Owner LLC c/o R.J. Kelly Co., Inc.**

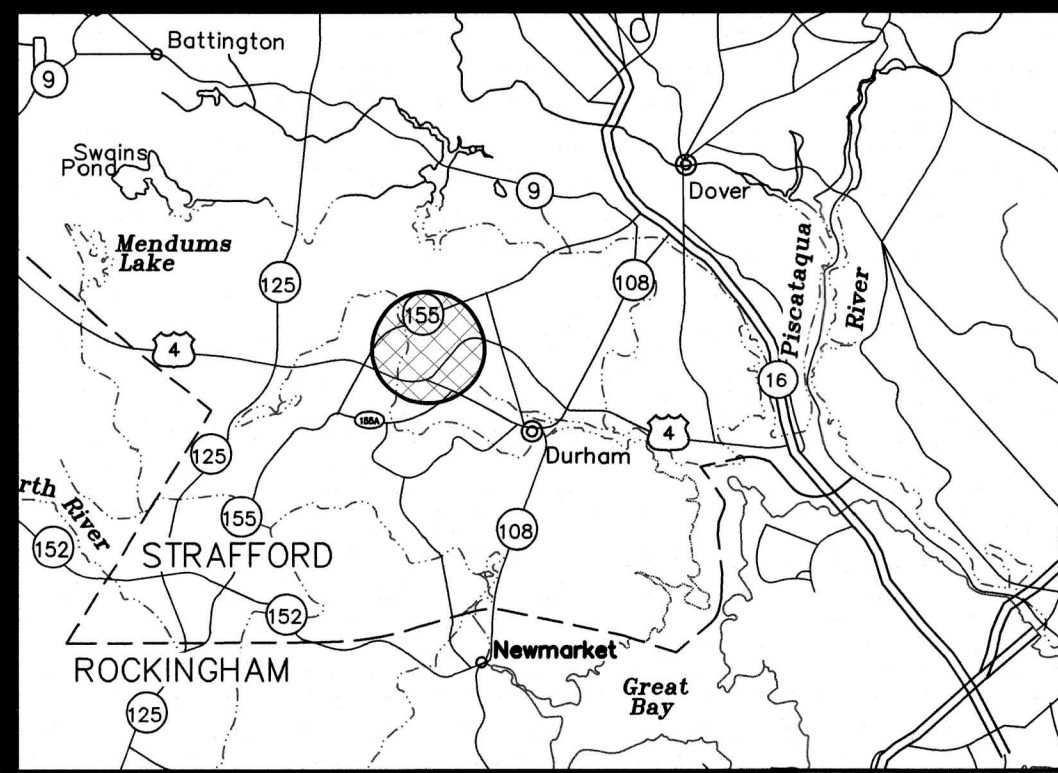
Address: 55 Cambridge St., Ste 300, Burlington, MA 01803

**16. Matt Peterson, Keach-Nordstrom Associates, Inc.**

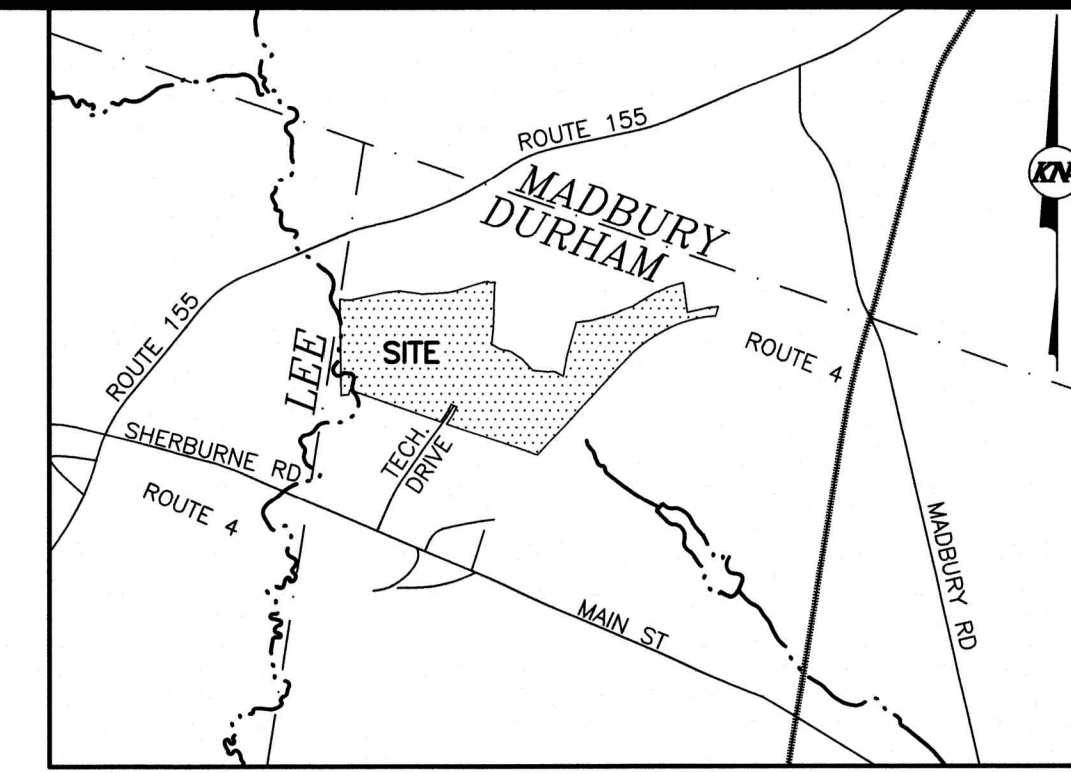
Address: 5 Commerce Park N, Ste 201, Bedford, NH 03110

**17. A. Eli Leino, Bernstein, Shur, Sawyer & Nelson**

Address: PO Box 1120, Manchester, NH 03105-1120



LOCATION PLAN  
NOT TO SCALE



LOCUS PLAN  
SCALE: 1" = 3,000'±

# ZBA PLAN

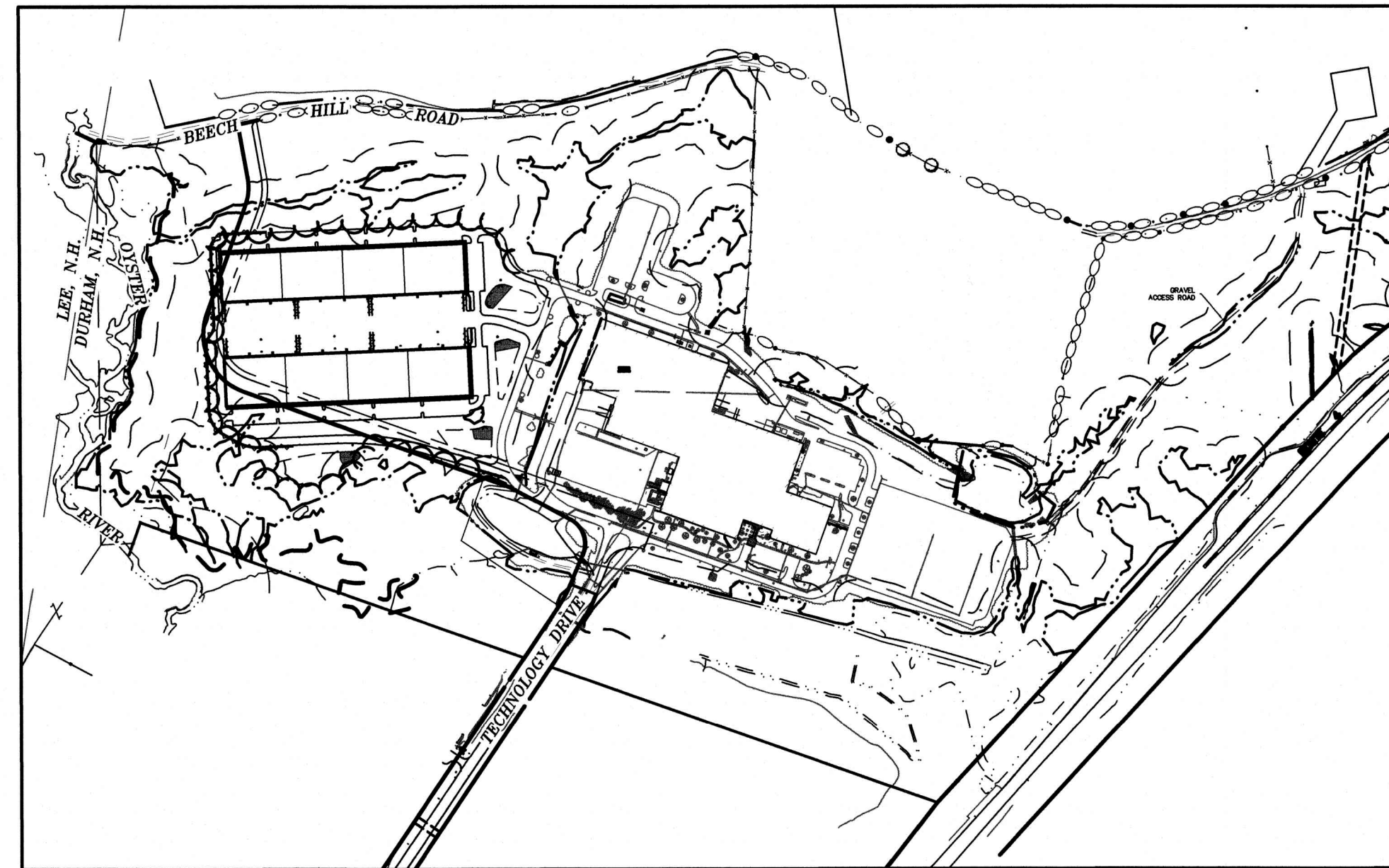
## 121 TECHNOLOGY DRIVE

### INDUSTRIAL SITE

#### MAP 204 LOTS 1 & 2

## 121 TECHNOLOGY DRIVE

### DURHAM, NEW HAMPSHIRE



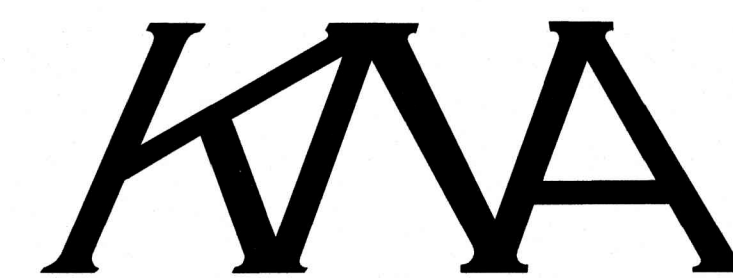
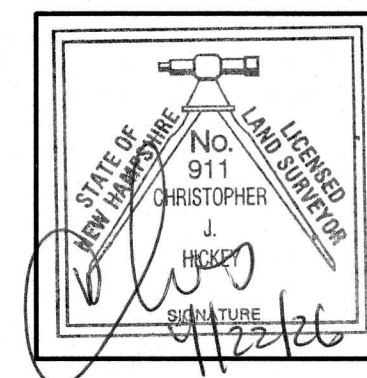
TAX MAP SKETCH  
SCALE: 1" = 500'

**OWNER/APPLICANT:**

121 TECH OWNER LLC  
55 CAMBRIDGE STREET  
BURLINGTON, MA 01803  
BK. 4967 PG. 908

**PREPARED BY:**

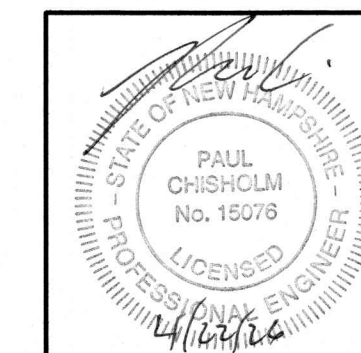
KEACH-NORDSTROM ASSOCIATES, INC.  
5 COMMERCE PARK NORTH, SUITE 201  
BEDFORD, NEW HAMPSHIRE 03110  
(603) 627-2881



KEACH-NORDSTROM ASSOCIATES, INC.  
LAND CONSULTANTS

CIVIL ENGINEERS & LAND SURVEYORS

SINCE 1994  
5 COMMERCE PARK N. STE 201  
BEDFORD, NH 03110  
(603) 627-2881



**SHEET INDEX**

- 1 EXISTING CONDITIONS PLAN
- 2 ZBA PLAN OVERVIEW
- 3 - 6 GRADING PLAN

APRIL 22, 2026

PROJECT NO. 25-0618-1

**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

MAP 201 LOT 5  
138 LEE ROAD  
JOSEPH J. MOORE III TRUST  
DURHAM, NH 03824  
BK. 4986 PG. 136

**PLAN REFERENCES**

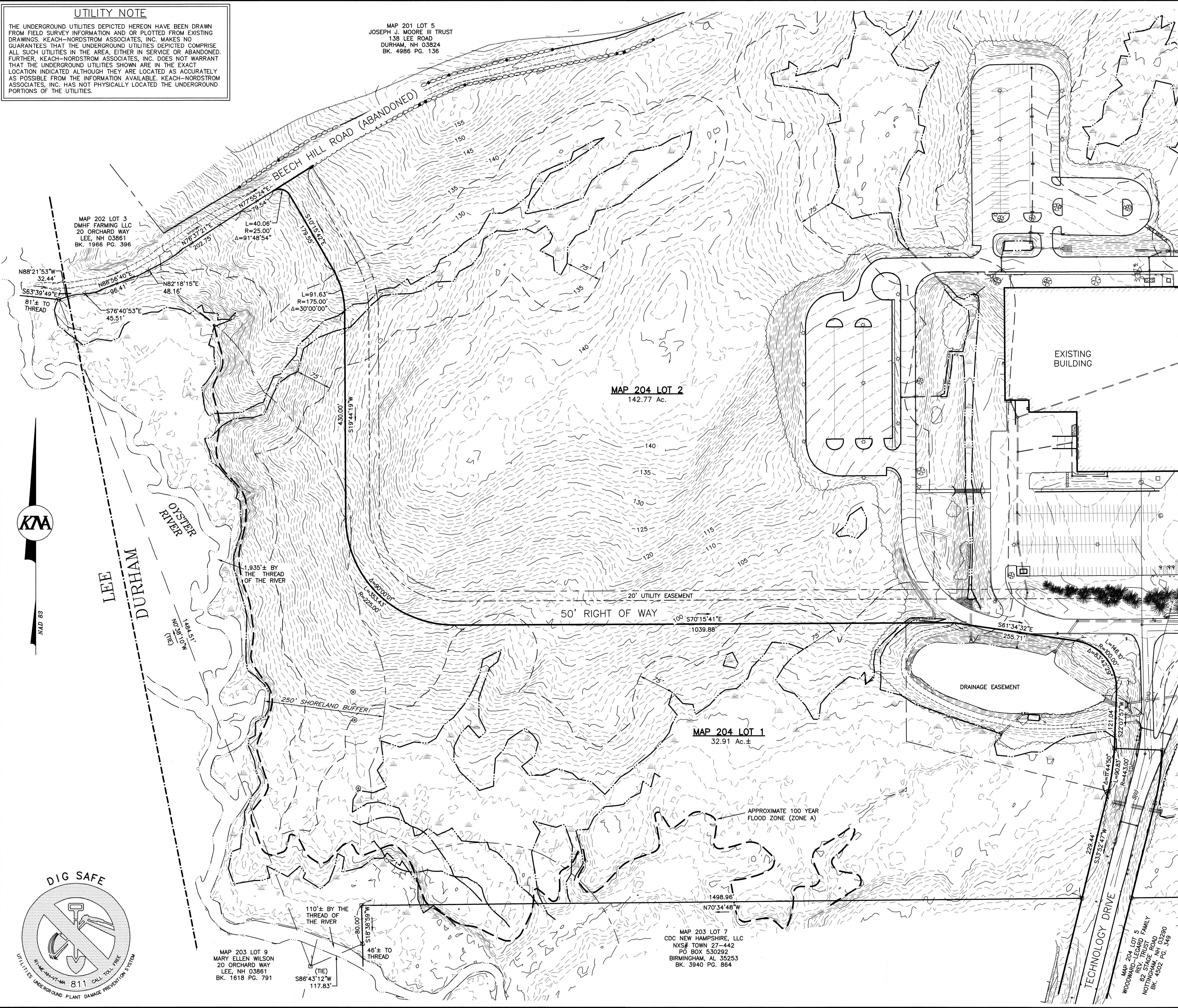
- "LAND TITLE PLAN" TAX MAP 9 LOTS 6-2, 10-4 & FOR THE PROPOSED R.O.W (TECHNOLOGY DRIVE) LOCATED ON N.H. RTE. 155-A, U.S. ROUTE 4 & BEECH HILL ROAD, DURHAM & LEE, NH FOR HEIDELBERG AMERICAS, INC. SCALE: 1"=200' DATED MARCH 28, 2001, PREPARED BY ERIC C. MITCHELL & ASSOC. INC. RECORDED S.C.R.D. PLAN # 61-90.
- "WATERLINE EASEMENT PLAN" FOR TOWN OF DURHAM OVER LAND OF LEXINGTON DURHAM LIMITED PARTNERSHIP, TAX MAP 9, LOT 10-4 & 121 TECHNOLOGY DRIVE SCALE: 1"=100' DATED DECEMBER 8, 2017 PREPARED BY DOUCET SURVEY INC. RECORDED S.C.R.D. PLAN # 11940.
- "PROPOSED ROADWAY DEDICATION PLAN" TAX MAP 9, LOT 10-4 (TECHNOLOGY DRIVE) N.H. RTE. 155-A FOR LEXINGTON DURHAM LIMITED PARTNERSHIP (FNA PREFCO XXV LTD PARTNERSHIP) SCALE: 1"=120' DATED MAY 26, 2011 PREPARED BY ERIC C. MITCHELL & ASSOC. INC. RECORDED S.C.R.D. PLAN # 103-30.

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON A MAP 204 LOT 1 AND A PORTION OF MAP 204 LOT 2 IN THE TOWN OF DURHAM, NH.
- EXISTING AREA OF PARCELS:  
LOT 1 = 32.91 Ac. (WHICH INCLUDES LAND TO THE THREAD OF THE OYSTER RIVER)  
LOT 2 = 142.77 Ac. (WHICH INCLUDES THE 50 FOOT RIGHT OF WAY TO BEECH HILL ROAD)
- THE SUBJECT PARCEL IS LOCATED WITHIN THE ORLI-OFFICE, RESEARCH AND LIGHT INDUSTRY ZONES.
- THE HORIZONTAL DATUM NAD 83 AND THE VERTICAL DATUM IS NAVD 88 OBTAINED FROM AN OPUS GPS SOLUTION.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. #1, NO BOUNDARY SURVEY HAS BEEN PERFORMED AT THIS TIME. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON LIDAR OBTAINED FROM THE NH GRANIT DATABASE. THE WETLANDS SHOWN HEREON WERE DELINEATED BY BRENDAN QUIGLEY OF GOVE ENVIRONMENTAL SERVICES IN MARCH OF 2025 AND FIELD LOCATED BY THIS OFFICE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF DURHAM, N.H. MAP NUMBER 33017C0314E, PANEL NUMBER 314 OF 4051 EFFECTIVE DATE: SEPTEMBER 30, 2015 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE (ZONE A).
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

**LEGEND**

- UTILITY POLE
- WATER VALVE
- HYDRANT
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- TREELINE
- EDGE OF PAVEMENT
- CURBING
- 5' CONTOUR
- 1' CONTOUR
- SETBACK
- SIGN
- GAS VALVE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- GUARDRAIL



MAP 202 LOT 3  
DMHF FARMING LLC  
20 ORCHARD WAY  
LEE, NH 03861  
BK. 1966 PG. 396

LEE DURHAM  
149.51'  
N0°35'10"W  
(TIE)

MAP 204 LOT 2  
142.77 Ac.

MAP 204 LOT 1  
32.91 Ac.±

MAP 203 LOT 7  
CDC NEW HAMPSHIRE, LLC  
NYS# TOWN 27-442  
PO BOX 530292  
BIRMINGHAM, AL 35253  
BK. 3940 PG. 864

MAP 203 LOT 9  
MARY ELLEN WILSON  
20 ORCHARD WAY  
LEE, NH 03861  
BK. 1618 PG. 791

MAP 204 LOT 5  
WOODWARD-LEGARD FAMILY  
REV. LEASER TRUST  
62 STANLEY ROAD  
NOTTOWHAM, NH 03290  
BK. 1502 PG. 549

**EXISTING CONDITIONS PLAN  
121 TECHNOLOGY DRIVE**  
TAX MAP 204 LOTS 1 & 2  
121 TECHNOLOGY DRIVE  
DURHAM, NEW HAMPSHIRE  
STRAFFORD COUNTY

**OWNER/APPLICANT:**  
121 TECH OWNER LLC  
55 CAMBRIDGE STREET  
BURLINGTON, MA 01803  
BK. 4967 PG. 908



CIVIL ENGINEERS & LAND SURVEYORS  
SINCE 1984  
5 COMMERCE PARK N. STE 201  
BEDFORD, NH 03110  
(603) 627-2881

**REVISIONS**

No.	DATE	DESCRIPTION	BY

DATE: APRIL 22, 2026 SCALE: 1" = 100'  
PROJECT NO: 25-0618-1 SHEET 1 OF 6

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED DUAL BUILDING INDUSTRIAL FACILITY, AND ACCOMPANYING SITE IMPROVEMENTS, ON TAX MAP 204 LOTS 1 & 2 IN THE TOWN OF DURHAM, NEW HAMPSHIRE. THIS PLAN WAS PREPARED TO ACCOMPANY A VARIANCE APPLICATION.
  - OWNER OF RECORD:  
121 TECH OWNER LLC  
55 CAMBRIDGE STREET  
BURLINGTON, MA 01803  
S.C.R.D. BK. 4967 PG. 908
  - EXISTING AREA OF PARCELS:  
MAP 204 LOT 1 = 32.91 ACRES  
MAP 204 LOT 2 = 142.77 ACRES  
TOTAL LOT AREA = 175.68 ACRES
  - THE SUBJECT PARCEL IS SITUATED WITHIN THE OFFICE, RESEARCH & LIGHT INDUSTRY (ORLI) ZONING DISTRICT IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

**TABLE OF ZONING REQUIREMENTS**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	150,000 SF	175.68 AC	175.68 AC
MINIMUM LOT FRONTAGE	150 FT	735± FT	735± FT
FRONT YARD SETBACK	N/A	66.5 FT	66.5 FT
SIDE YARD SETBACK	20 FT	39.4 FT	39.4 FT
REAR YARD SETBACK	20 FT	58.4 FT	58.4 FT
MAXIMUM LOT COVERAGE	50%	14.1%	22.7%
BUILDING HEIGHT	40 FT*	30.2 FT	30.2 FT

\*MAXIMUM BUILDING HEIGHT IS 50 FT WITH CONDITIONAL USE PERMIT

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PRELIMINARY SURVEY COMPLETED BY HAYNER/SWANSON INC. IN 2022. WETLAND MAPPING WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES IN 2022 AND REMAPPED/VERIFIED IN MARCH 2026.
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD88 FROM GPS SURVEY METHOD.
- THE SUBJECT PARCEL IS SERVICED BY PUBLIC WATER SUPPLY AND PUBLIC SEWER.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF DURHAM, NEW HAMPSHIRE, STRAFFORD COUNTY, MAP NUMBER 33017C0314E, PANEL NUMBER 314 OF 405, EFFECTIVE DATE: SEPTEMBER 30, 2015 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN ZONE A AND A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- PARKING CALCULATION:  
REQUIRED: MANUFACTURING USES  
1 PER 1.5 EMPLOYEES ON A MAX SHIFT, BUT NOT LESS THAN 1 SPACE PER 400 S.F. OF GROSS FLOOR AREA  
162,000 S.F. / 400 S.F. (x2 BUILDINGS) = 810 SPACES  
PROVIDED: 450 SPACES (INCLUDING 16 ADA SPACES)
- THE FOLLOWING VARIANCES ARE REQUIRED:  
SECTION 175-60 CONDITIONAL USES IN THE WOOD

**LEGEND**

□ GB-F	GRANITE BOUND FOUND		— TREELINE
□ CNCB-F	CONCRETE BOUND FOUND		— RETAINING WALL
□ NHCB-F	NH CONCRETE BOUND FOUND		— STONEWALL
○ RRRSPK-F	RAILROAD SPIKE FOUND		— ABUTTER LINE
● DH-F	DRILL HOLE FOUND		— PROPERTY LINE
⊕	TBM (BENCHMARK)		— UNDERGROUND UTILITIES
⊙	UTILITY POLE		— OVERHEAD UTILITIES
⊙	FLOOD LIGHT		— VERTICAL GRANITE CURB
⊙	LIGHT POLE		— EDGE OF PAVEMENT
⊙	WATER VALVE		— EDGE OF GRAVEL
⊙	POST INDICATOR VALVE		— BUILDING SETBACK LINE
⊙	GAS VALVE		— TRACT LINE
⊙	HYDRANT		— CONCRETE SURFACE
⊙	SEWER MANHOLE		— DECIDUOUS TREE
⊙	DRAINAGE MANHOLE		— PROPOSED CATCH BASIN
△ FES	FLARED END SECTION		— PROPOSED TREELINE
□	CATCH BASIN		— PROPOSED EDGE OF PAVEMENT
□	DOUBLE CATCH BASIN		— PROPOSED BITUMINOUS CURB
□	TRIPLE CATCH BASIN		— PROPOSED RETAINING WALL
			— PROPOSED GUARDRAIL

**ZONING BOARD OF ADJUSTMENT  
OVERVIEW PLAN  
121 TECHNOLOGY DRIVE  
TAX MAP 204 LOTS 1 & 2  
121 TECHNOLOGY DRIVE  
DURHAM, NEW HAMPSHIRE  
STRAFFORD COUNTY**

**OWNER/APPLICANT:**  
121 TECH OWNER LLC  
55 CAMBRIDGE STREET  
BURLINGTON, MA 01803  
BK. 4967 PG. 908



CIVIL ENGINEERS & LAND SURVEYORS  
SINCE 1994  
5 COMMERCE PARK N. STE 201  
BEDFORD, NH 03110  
(603) 627-2881



**REVISIONS**

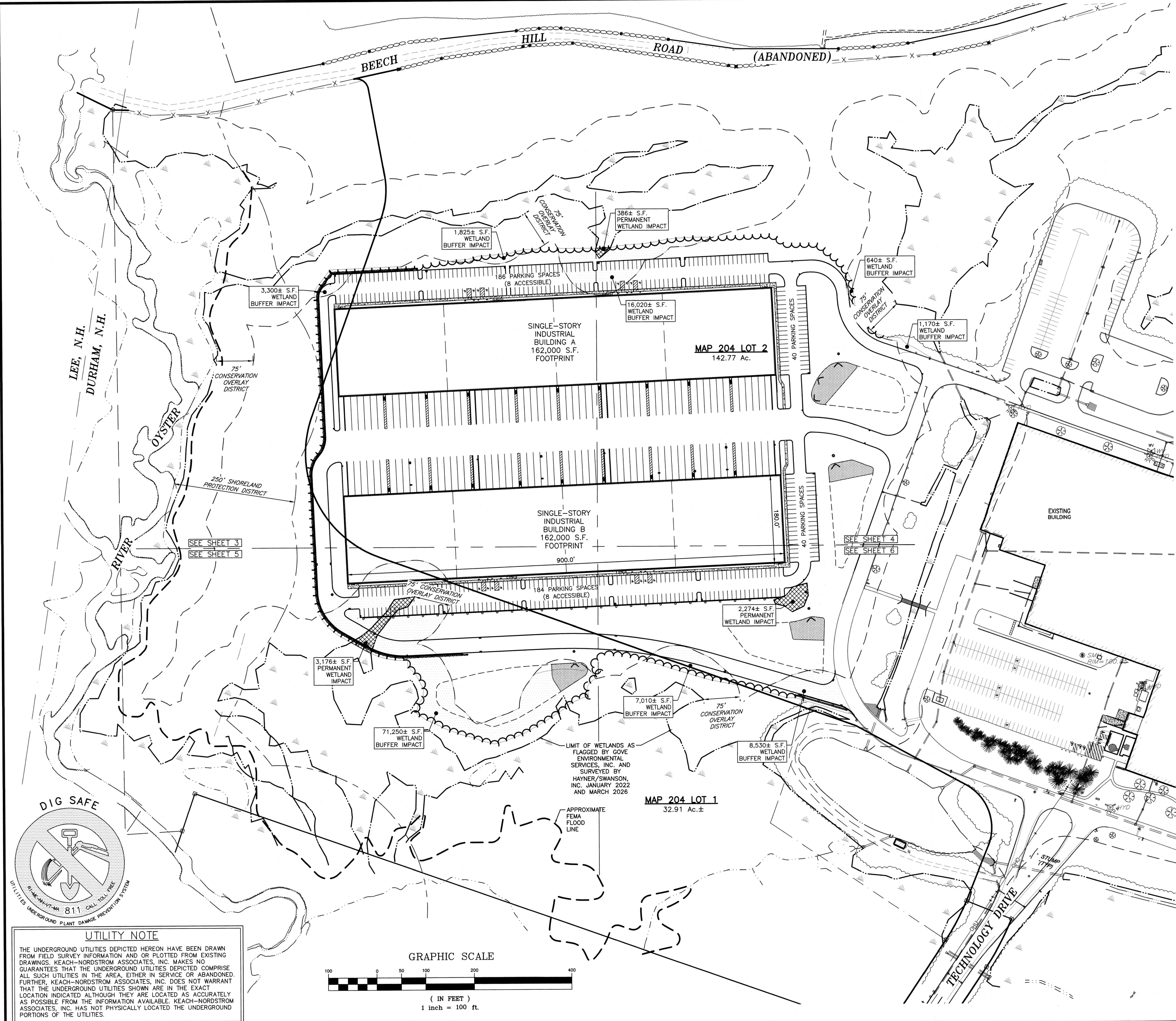
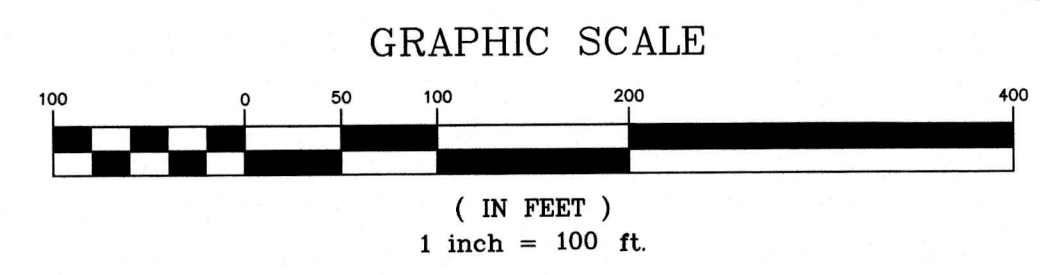
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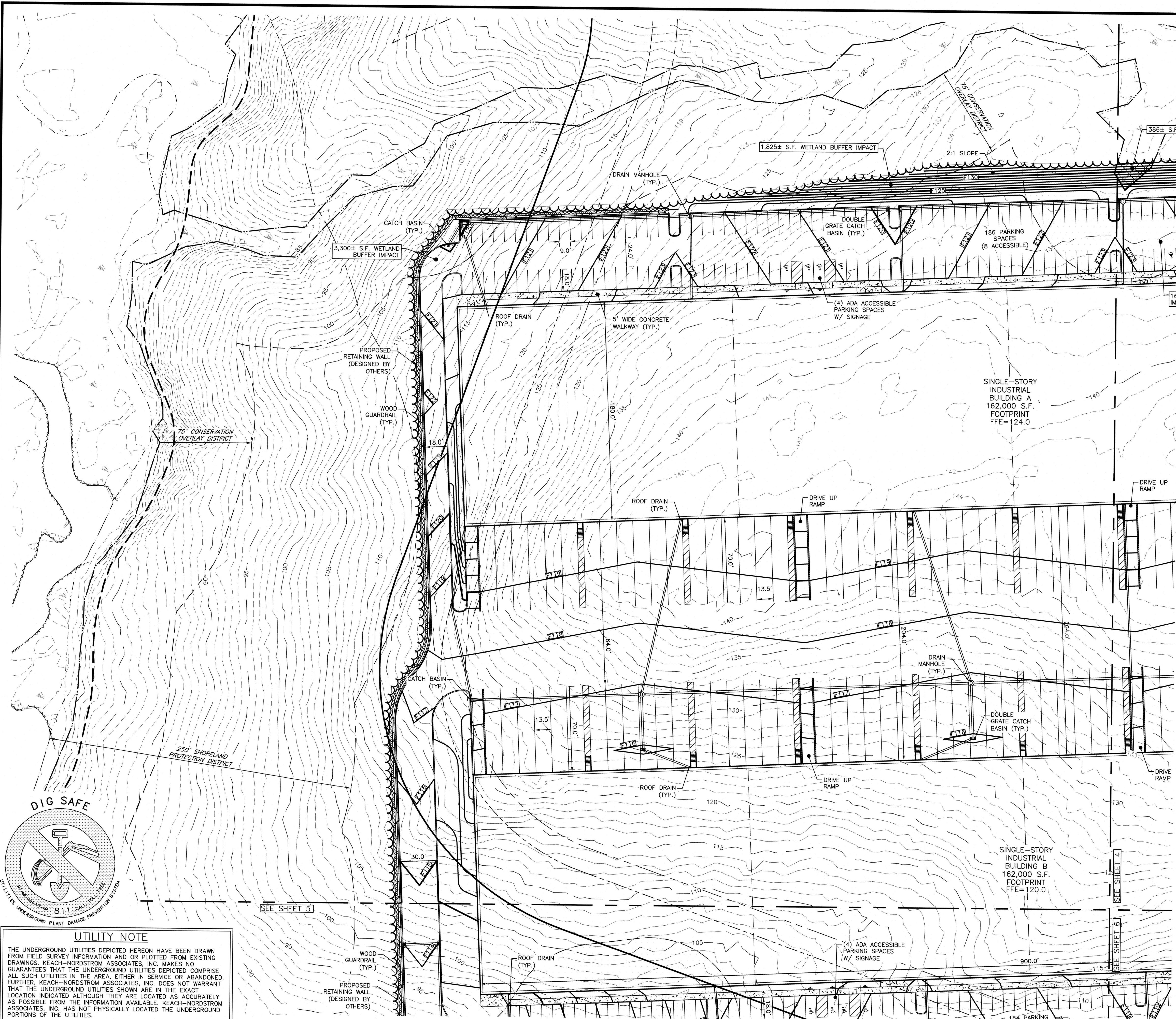
DATE: APRIL 22, 2026      SCALE: 1" = 100'  
PROJECT NO: 25-0618-1      SHEET 2 OF 6



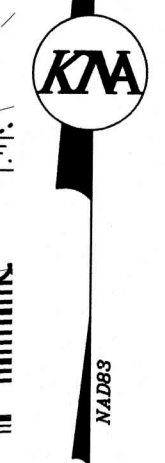
**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.





**NOTES**  
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED IMPACT AREAS AND SITE GRADING.  
 2. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD83 FROM GPS SURVEY METHODS.  
 3. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.



**LEGEND**

□ GB-F	GRANITE BOUND FOUND	~~~~~	TREELINE
□ CNCB-F	CONCRETE BOUND FOUND	=====	RETAINING WALL
□ NHCB-F	NH CONCRETE BOUND FOUND	-----	STONEWALL
● RRSFK-F	RAILROAD SPIKE FOUND	-----	ABUTTER LINE
● DH-F	DRILL HOLE FOUND	-----	PROPERTY LINE
⊕	TBM (BENCHMARK)	UGU	UNDERGROUND UTILITIES
⊕	UTILITY POLE	OHU	OVERHEAD UTILITIES
⊕	FLOOD LIGHT	VGC	VERTICAL GRANITE CURB
⊕	LIGHT POLE	EOP	EDGE OF PAVEMENT
⊕	WATER VALVE	-----	EDGE OF GRAVEL
⊕ PIV	POST INDICATOR VALVE	-----	BUILDING SETBACK LINE
⊕	GAS VALVE	-----	TRACT LINE
⊕	HYDRANT	-----	CONCRETE SURFACE
⊕	SEWER MANHOLE	⊕	DECIDUOUS TREE
⊕	DRAINAGE MANHOLE	⊕	PROPOSED CATCH BASIN
⊕ FES	FLARED END SECTION	~~~~~	PROPOSED TREELINE
⊕	CATCH BASIN	-----	PROPOSED EDGE OF PAVEMENT
⊕	DOUBLE CATCH BASIN	-----	PROPOSED BITUMINOUS CURB
⊕	TRIPLE CATCH BASIN	-----	PROPOSED RETAINING WALL
		-----	PROPOSED GUARDRAIL

**ZONING BOARD OF ADJUSTMENT  
 GRADING PLAN  
 121 TECHNOLOGY DRIVE  
 TAX MAP 204 LOTS 1 & 2  
 121 TECHNOLOGY DRIVE  
 DURHAM, NEW HAMPSHIRE  
 STRAFFORD COUNTY**

**OWNER/APPLICANT:**  
 121 TECH OWNER LLC  
 55 CAMBRIDGE STREET  
 BURLINGTON, MA 01803  
 BK. 4967 PG. 908



CIVIL ENGINEERS & LAND SURVEYORS  
 SINCE 1994  
 5 COMMERCE PARK N. STE 201  
 BEDFORD, NH 03110  
 (603) 627-2881



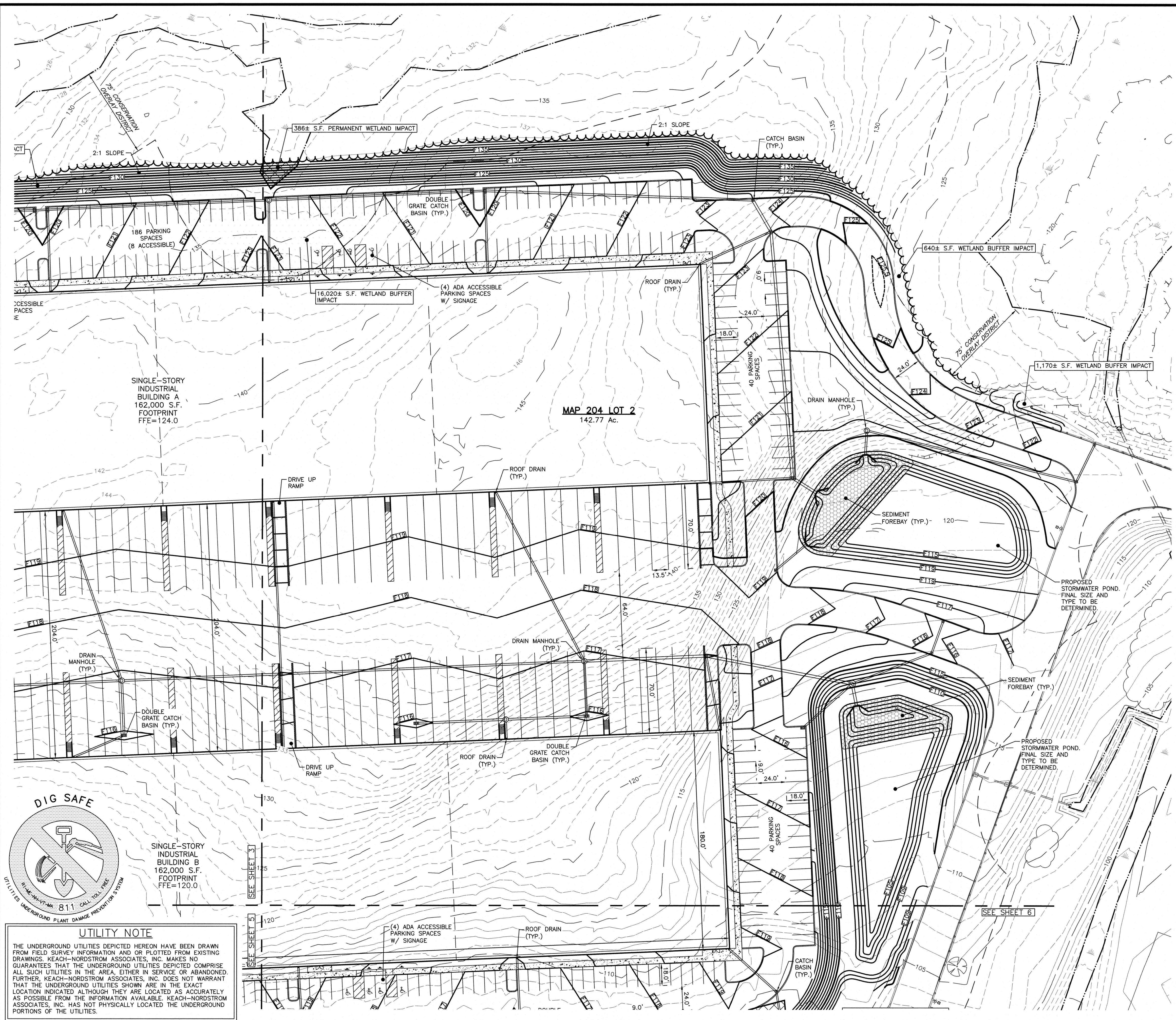
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: APRIL 22, 2026      SCALE: 1" = 100'  
 PROJECT NO: 25-0618-1      SHEET 3 OF 6



**UTILITY NOTE**  
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**NOTES**  
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**LEGEND**

- GB-F GRANITE BOUND FOUND
- CNCB-F CONCRETE BOUND FOUND
- NHCB-F NH CONCRETE BOUND FOUND
- RRSPK-F RAILROAD SPIKE FOUND
- DH-F DRILL HOLE FOUND
- TBM (BENCHMARK)
- UTILITY POLE
- FLOOD LIGHT
- LIGHT POLE
- WATER VALVE
- POST INDICATOR VALVE
- GAS VALVE
- HYDRANT
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FES FLARED END SECTION
- CATCH BASIN
- DOUBLE CATCH BASIN
- TRIPLE CATCH BASIN
- TREELINE
- RETAINING WALL
- STONE WALL
- ABUTTER LINE
- PROPERTY LINE
- UGU UNDERGROUND UTILITIES
- OHU OVERHEAD UTILITIES
- VGC VERTICAL GRANITE CURB
- EOP EDGE OF PAVEMENT
- BUILDING SETBACK LINE
- TRACT LINE
- CONCRETE SURFACE
- DECIDUOUS TREE
- PROPOSED CATCH BASIN
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED RETAINING WALL
- PROPOSED GUARDRAIL



**UTILITY NOTE**  
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**ZONING BOARD OF ADJUSTMENT  
 GRADING PLAN  
 121 TECHNOLOGY DRIVE  
 TAX MAP 204 LOTS 1 & 2  
 121 TECHNOLOGY DRIVE  
 DURHAM, NEW HAMPSHIRE  
 STRAFFORD COUNTY**

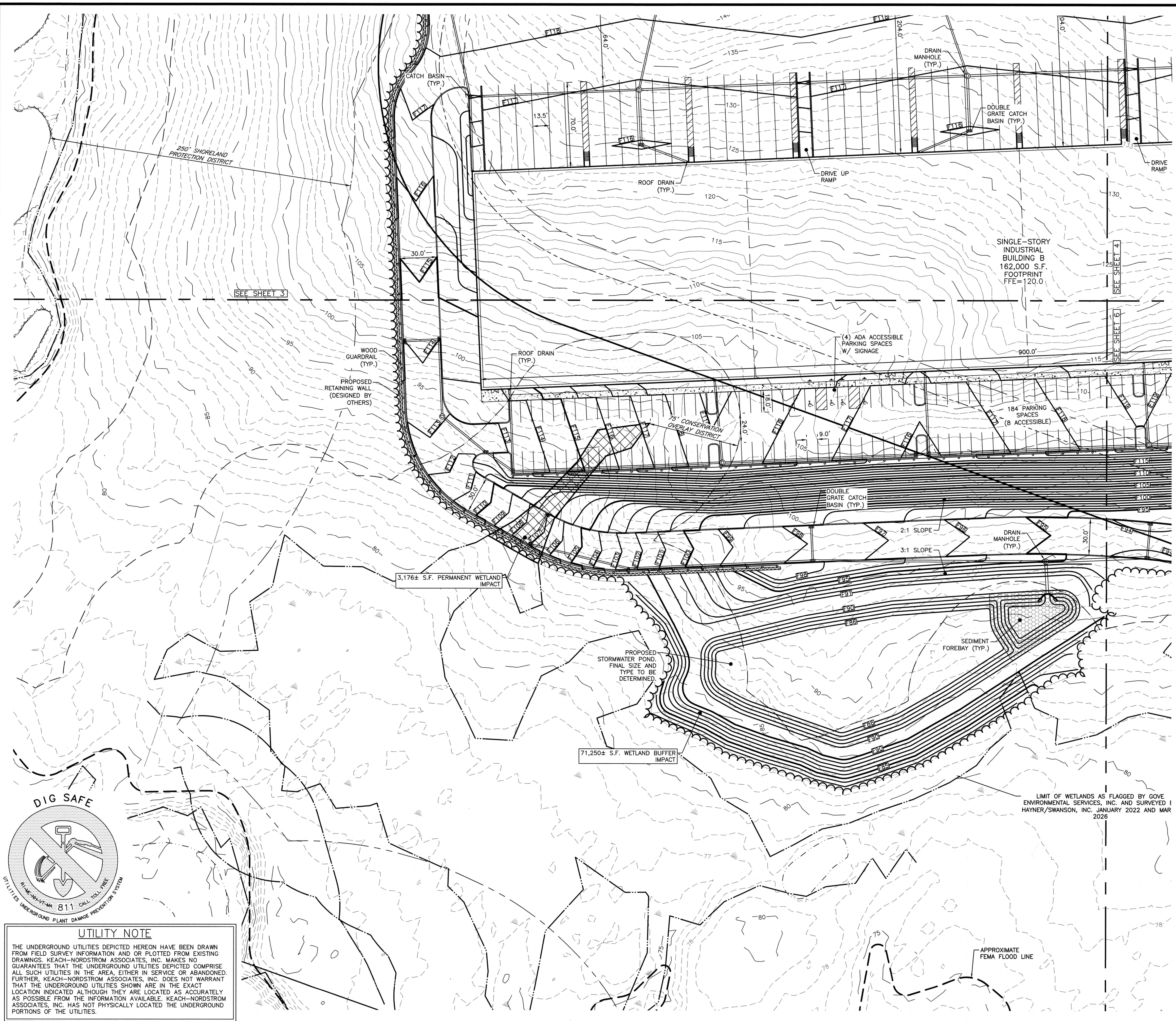
**OWNER/APPLICANT:**  
 121 TECH OWNER LLC  
 55 CAMBRIDGE STREET  
 BURLINGTON, MA 01803  
 BK. 4967 PG. 908

**KMA**  
 KEACH-NORDSTROM ASSOCIATES, INC.  
 LAND CONSULTANTS  
 CIVIL ENGINEERS & LAND SURVEYORS  
 SINCE 1994  
 5 COMMERCE PARK N. STE 201  
 BEDFORD, NH 03110  
 (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: APRIL 22, 2026      SCALE: 1" = 100'  
 PROJECT NO: 25-0618-1      SHEET 4 OF 6

**NOTES**  
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED IMPACT AREAS AND SITE GRADING.  
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**LEGEND**

- GB-F GRANITE BOUND FOUND
- CNCB-F CONCRETE BOUND FOUND
- NHCB-F NH CONCRETE BOUND FOUND
- RRSPK-F RAILROAD SPIKE FOUND
- DH-F DRILL HOLE FOUND
- TBM (BENCHMARK)
- UTILITY POLE
- FLOOD LIGHT
- LIGHT POLE
- WATER VALVE
- POST INDICATOR VALVE
- GAS VALVE
- HYDRANT
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FLARED END SECTION
- CATCH BASIN
- DOUBLE CATCH BASIN
- TRIPLE CATCH BASIN
- RETAINING WALL
- STONEWALL
- ABUTTER LINE
- PROPERTY LINE
- UNDERGROUND UTILITIES
- OVERHEAD UTILITIES
- VERTICAL GRANITE CURB
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BUILDING SETBACK LINE
- TRACT LINE
- CONCRETE SURFACE
- DECIDUOUS TREE
- PROPOSED CATCH BASIN
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED RETAINING WALL
- PROPOSED GUARDRAIL



**UTILITY NOTE**  
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**ZONING BOARD OF ADJUSTMENT  
 GRADING PLAN  
 121 TECHNOLOGY DRIVE  
 TAX MAP 204 LOTS 1 & 2  
 121 TECHNOLOGY DRIVE  
 DURHAM, NEW HAMPSHIRE  
 STRAFFORD COUNTY**

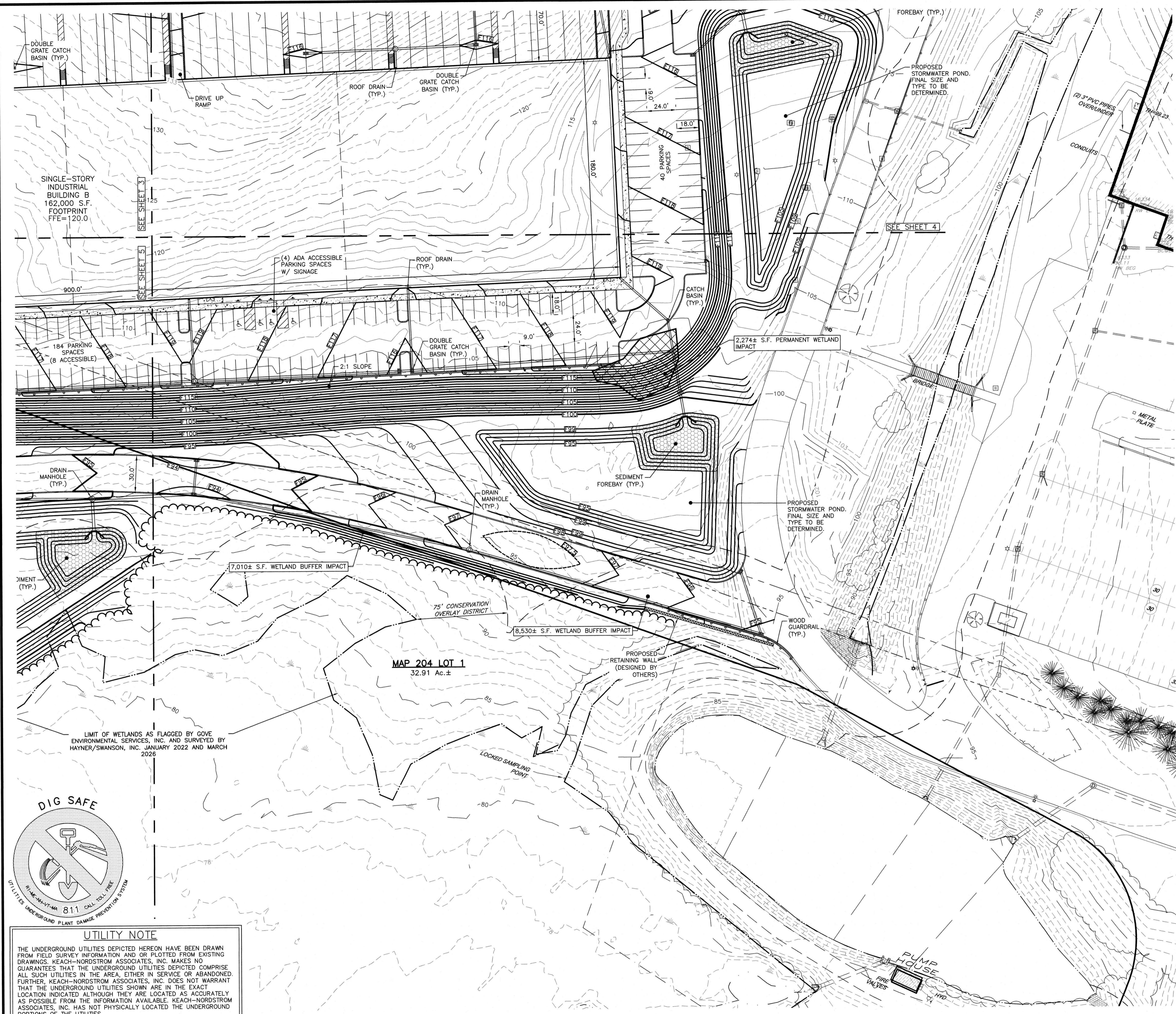
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 121 TECH OWNER LLC  
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REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: APRIL 22, 2026  
 PROJECT NO: 25-0618-1  
 SCALE: 1" = 100'  
 SHEET 5 OF 6



**NOTES**  
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED IMPACT AREAS AND SITE GRADING.  
 2. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD88 FROM GPS SURVEY METHODS.  
 3. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.

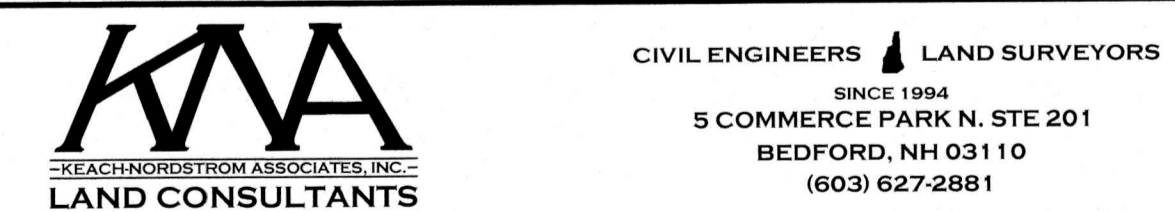


**LEGEND**

- |           |                         |  |  |                           |
|-----------|-------------------------|--|--|---------------------------|
| □ GB-F    | GRANITE BOUND FOUND     |  |  | TREELINE                  |
| □ CNCB-F  | CONCRETE BOUND FOUND    |  |  | RETAINING WALL            |
| □ NHCB-F  | NH CONCRETE BOUND FOUND |  |  | STONEWALL                 |
| ○ RRSFK-F | RAILROAD SPIKE FOUND    |  |  | ABUTTER LINE              |
| ● DH-F    | DRILL HOLE FOUND        |  |  | PROPERTY LINE             |
| ⊕         | TBM (BENCHMARK)         |  |  | UNDERGROUND UTILITIES     |
| ⊙         | UTILITY POLE            |  |  | OVERHEAD UTILITIES        |
| ⊙         | FLOOD LIGHT             |  |  | VERTICAL GRANITE CURB     |
| ⊙         | LIGHT POLE              |  |  | EDGE OF PAVEMENT          |
| ⊙         | WATER VALVE             |  |  | EDGE OF GRAVEL            |
| ⊙         | POST INDICATOR VALVE    |  |  | BUILDING SETBACK LINE     |
| ⊙         | GAS VALVE               |  |  | TRACT LINE                |
| ⊙         | HYDRANT                 |  |  | CONCRETE SURFACE          |
| ⊙         | SEWER MANHOLE           |  |  | DECIDUOUS TREE            |
| ⊙         | DRAINAGE MANHOLE        |  |  | PROPOSED CATCH BASIN      |
| ⊙         | FLARED END SECTION      |  |  | PROPOSED TREELINE         |
| ⊙         | CATCH BASIN             |  |  | PROPOSED EDGE OF PAVEMENT |
| ⊙         | DOUBLE CATCH BASIN      |  |  | PROPOSED BITUMINOUS CURB  |
| ⊙         | TRIPLE CATCH BASIN      |  |  | PROPOSED RETAINING WALL   |
|           |                         |  |  | PROPOSED GUARDRAIL        |

**ZONING BOARD OF ADJUSTMENT  
 GRADING PLAN  
 121 TECHNOLOGY DRIVE  
 TAX MAP 204 LOTS 1 & 2  
 121 TECHNOLOGY DRIVE  
 DURHAM, NEW HAMPSHIRE  
 STRAFFORD COUNTY**

**OWNER/APPLICANT:**  
 121 TECH OWNER LLC  
 55 CAMBRIDGE STREET  
 BURLINGTON, MA 01803  
 BK. 4967 PG. 908



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: APRIL 22, 2026      SCALE: 1" = 100'  
 PROJECT NO: 25-0618-1      SHEET 6 OF 6

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. JANUARY 2022 AND MARCH 2026



**UTILITY NOTE**  
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.