

Dear Planner Behrendt

I write regarding the above referenced redevelopment proposal. There are a number of issues relating to the site and structure that must be resolved. The only frontage on a public street is 67' per the tax map. Mathes is less than the required width for a municipal street. The Durham engineer has indicated that there is the potential that Mathes may be redeveloped to connect to Pettebrook and Jenkins as part of the downtown redevelopment. The intensity of development on the subject sites with only limited frontage presents risk of diminution in value to abutters. This is a concern, I being managing member of an LLC improving the adjoining site. The issue of parking on Mathes has been a significant problem in the past and the proposed development will exacerbate this situation again raising property value issues. The sewer service for the two properties presently crosses onto the adjoining 13 Madbury LLC property without the benefit of an easement or license. These encroachments will in all likelihood be litigated in the immediate future. The developers have retained parties who in the course of their engineering have come onto the 13 Madbury property removing landscaping and degrading parking areas with markings without permission. If this is evidence of how the developer intends to proceed I encourage any decision by the planning board to be respectful of the adjoining neighborhood property rights.

Because of these issues and the historical significance of the four square structures to be demolished I respectfully request the Planning Board request answers that address all of these issues before proceeding with processing the application.

Thank you,

Peter Stanhope

Managing Member

13 Madbury LLC