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RETIRED  
CHARLES F. TUCKER

December 13, 2017

Paul Rasmussen, Chairman  
Durham Planning Board  
Town of Durham  
8 Newmarket Road  
Durham, NH 03824

Re: RiverWoods Durham

Dear Chairman Rasmussen and Members of the Board:

The applicant requests a waiver from the provisions of Section 11.3.3(g) of the site review regulations and to allow space for storage of forty (40) bicycles on site where fifty six (56) are required. This waiver request is submitted under Section 5.1.1 (b) of the site review regulations in that there are special circumstances relative to the site plan which indicate that the waiver will properly carry out the spirit and intent of the regulations.

As support for the waiver request, the applicant states as follows:

- 1) The site plan is the result of extensive efforts to design a continuing care retirement center at a location with challenging topography.
- 2) The site plan reflects a building size and location which balances a number of competing interests such as preventing harmful impacts to wetlands and yet provides a realistic number of parking spaces for residents, employees and guests.
- 3) The bicycle storage space of twenty eight (28) spaces inside the building in the garage utilizes the space left over after providing for parking needs. The storage space also reflects the experience of AG Architecture who has designed a number of these projects nationally and who finds that the demand for bicycle storage is limited.

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- 4) The applicant is also providing outdoor storage for twelve (12) spaces.
- 5) The waiver will not be detrimental to public safety, health or welfare or injurious to other property. The applicant is providing a total of 40 spaces to a population which may not fully utilize bicycle transportation and based on the experience of the development team, the demand will not outstrip supply causing any public safety or other concerns.
- 6) Granting the waiver will promote the public interest in that a significant number of bicycle storage spaces are provided for those residents and employees who might utilize them.
- 7) Granting the waiver is consistent with the provisions of the Durham Zoning Ordinance and Master Plan in that it provides for and acknowledges bicycle transportation as an element of the RiverWoods Durham project.

Please contact me if you have any questions. If there are none, we respectfully request that you grant this waiver on January 10, 2018.

Very truly yours,

DONAHUE, TUCKER & CIANDELLA, PLLC



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SCS/jh

cc: Justine Vogel  
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