

From: Carroll, John
To: [Karen Edwards](#)
Subject: Boundary Line Adjustment and Gerrish Drive
Date: Friday, July 06, 2018 11:28:34 AM

TO: Town Planner Behrendt and the Durham Planning Board

FROM: John and Diana Carroll, 54 Canney Road

We write in response to the Notice of Public Hearing, Re: Boundary Line Adjustment, Map 10, Lots 8-6 and 8-8. The Notice sent by Town Planner Behrendt to all abutters and since circulated to members of the abutting Gerrish Drive/Ambler Way neighborhood addresses a possible Conservation Subdivision "which would take access from Gerrish Drive, the right of way at the northeast of the site". Town Planner Behrendt writes "They said this adjustment (of the property line) would facilitate planning for future subdivision", according to the Town Planner's notice to abutters.

Under the Zoning subheading of the document, the Town Planner writes that "Frontage is being added to Lot 8-8 at Gerrish Drive, where it has no frontage now."

Under the subheading "Future subdivision", Town Planner Behrendt writes "The applicant has spoken to me about a possible future subdivision which would take access from Gerrish Drive... The plans show another access at the northeasterly part of the parcel from Durham Road Route 108...".

There are two important grounds for not considering access from Gerrish Drive for such a future subdivision:

1. There is a significant and serious wetland adjacent to Gerrish Drive (where it becomes Ambler Way) which not only introduces all of the usual complications (state and town) for building on wetlands, but it should be known, if it is not already known, that the water in that wetland is flowing (and, in wet periods and at the time of snow melt, can be a torrent). This would necessitate construction of a bridge over the wetland or, at the least, a series of large expensive culverts which would have to be maintained open. Any interference with that natural water flow would mean serious flooding inundation of the two properties upstream (the Merton and Lewis homes and properties). It is for good reason that long-time and respected Durham real estate developer the late Don Thompson informed present landowners/homeowners in the vicinity that a road would never be constructed at that site.

2. The Gerrish Drive/Ambler Way neighborhood (which often refers to itself and is known as "The Horseshoe") is a long-settled neighborhood dating from the early 1970s. This horseshoe-shaped cul-de-sac is highly valued by the population/homeowners of the neighborhood. It

appears likely that all the residents of Gerrish and Ambler would oppose a road, a Gerrish extension, connecting to a new additional neighborhood and the additional traffic that would bring. The integrity of existing settled neighborhoods must be protected and such integrity is worth fighting for.

Thus, frontage should not be added to Lot 8-8 Gerrish Drive and Gerrish Drive should not be considered for extension of any kind.

Please consider these matters in your deliberations and decision-making

John and

Diana Carroll